



**GRASSROOTS**  
REALTY GROUP

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## 18 Country Hills Link NW Calgary, Alberta

**MLS # A2242169**



# \$499,000

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** All Blinds

Welcome to this beautifully maintained bi-level home, nestled in the highly sought-after community of Country Hills. Pride of ownership is evident throughout this immaculate property, lovingly cared for by its original owner. With thoughtful upgrades over the years, this home offers both comfort & peace of mind. Major improvements include R25 loose-fill insulation top-up in the attic (Feb 2018), R21 insulation in the vaulted ceiling (Feb 2018), a hot water tank & furnace (2015), complete replacement of all Poly-B plumbing (Feb 2025), & an oversized double garage (built in 2004). Step inside to discover gleaming maple hardwood floors & elegant natural stone tilework. The kitchen showcases rich maple cabinetry, granite countertops, a stylish tile backsplash, & a double under-mounted granite-coated sink. with an upgraded faucet. This home has never had pets or smoking inside, ensuring a clean, fresh environment. The main floor features a spacious layout with two generous bedrooms & a 4-piece bathroom. The lower level hosts a bright, well-designed illegal basement suite with one bedroom, a 4-piece bathroom, large west-facing windows, & a convenient rear walk-up to grade entrance. Enjoy the serene backyard adorned with lush grass, blooming flowers, & an oversized double detached garage. The home boasts west-to-east exposure, bathing the interior in natural light throughout the day & allowing a refreshing cross-breeze when the windows are open. Open House this Saturday & Sunday from 1:00 PM – 4:00 PM. Don't miss the opportunity to view this truly rare & spectacular home.