



GRASSROOTS
REALTY GROUP

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50 Country Hills Drive NW
Calgary, Alberta

MLS # A2246311



\$499,900

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions: N/A

Ideally located in the established community of Country Hills, this inviting 1,275 sqft two-storey home offers comfort, convenience, and a lifestyle close to transit, shopping, and everyday amenities. Step into the 9'-ceiling foyer where the main floor flows effortlessly from a well-sized, sun-filled Living room into a spacious Dining Room and Kitchen—perfectly designed for both everyday living and entertaining. From the back door, you will step into a wide deck that spans the width of the house—an ideal spot for morning coffee or summer BBQs. A convenient 2-piece bathroom completes this level. On the upper level, the layout continues with practicality and comfort in mind. A roomy Primary bedroom with walk-in closet, while two additional bedrooms and a full 4-piece bathroom offer great functionality for growing families. The unfinished basement offers you extra space for the future development. Outdoor highlights extend beyond the deck—discover a landscaped backyard with back-lane access and a huge parking pad that can accommodate three vehicles—or even an RV! Located in the established community of Country Hills, this home is just steps from bus stops and minutes from T&T Supermarket, restaurants, and shopping at Country Hills Towne Centre. You'll enjoy quick access to major roads like Deerfoot and Stoney Trail, making commuting a breeze. Nearby parks, schools, and Cardel Place offer great options for recreation and daily living.