



GRASSROOTS
REALTY GROUP

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22 Country Hills Cove NW
Calgary, Alberta

MLS # A2248630



\$415,000

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,344 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	Crawl Space, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d54
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, Storage, Tile Counters, Walk-In Closet(s)		

Inclusions: Window Coverings

This exceptionally well-maintained townhome is located in the desirable community of Country Hills, offering both convenience and comfort. The location is fantastic—you're within walking distance of a shopping center and schools, and a quick commute to Downtown with easy access to Deerfoot Trail. This spacious unit offers three bedrooms and one and a half bathrooms. The great-sized kitchen features vaulted ceilings, an island, and newer stainless steel appliances. A large eating nook opens up to a back deck, perfect for relaxing. Natural light floods the home through large windows, creating a bright and inviting atmosphere. The cozy corner fireplace in the living room is a great place to unwind. Upstairs, you'll find a spacious master bedroom with a large walk-in closet. There are also two additional bedrooms. The unfinished basement offers great potential for development and includes a dedicated laundry area. With a single attached garage and an extra driveway space, parking is never an issue. Visitor parking is also available in the complex. This home shows pride of ownership throughout and offers exceptional value.