



GRASSROOTS
REALTY GROUP

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243 Country Hills Close NW
Calgary, Alberta

MLS # A2251952



\$1,149,000

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,538 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Additional Refrigerator, Hot Tub, Living Room TV Mount, Cabinetry in Garage		

Nestled in the esteemed enclave of Country Hills Estates, this executive two-story walkout home has been transformed through extensive renovations and offers over 3,000 sq. ft. of developed living space with unparalleled privacy, backing directly onto the exclusive Country Hills Golf Course. With expansive windows, skylights, and gleaming maple hardwood floors, this elegant open-concept design delivers a striking first impression, while the sunken living room, formal dining area, and inviting family room with wood-burning fireplace and built-in bar create the perfect balance of comfort and sophistication for entertaining. The chef's kitchen is a true centerpiece, boasting a massive quartz island, ample cabinetry, and premium appliances, complemented by a sunlit breakfast nook with sweeping golf course views. The main floor also offers a dedicated office, a conveniently located two-piece powder room, and a spacious mudroom complete with washer and dryer, enhancing both functionality and style. Upstairs, the primary suite is a serene retreat with vaulted ceiling, a custom walk-in closet, and a spa-inspired ensuite featuring a freestanding tub, glass-tiled shower, and dual sinks. Two spacious, well-appointed bedrooms, a skylit bathroom, and a versatile bonus space complete the upper level. The walkout basement extends the living space further with a spacious family/games room featuring a second fireplace (gas) and a built-in glass-enclosed wine display, along with a full bath awaiting finishing touches. The open layout provides ample flexibility to design the space for recreation, entertaining, or additional living areas. Outdoor living is equally impressive, with a full-width deck, spiral staircase, lower patio with hot tub, and a meticulously landscaped yard reminiscent of a private park. Mature trees provide shade and seclusion, while fruit trees, perennials, and raspberry

bushes add character and abundance. Every detail reflects meticulous care, thoughtful attention, and pride of ownership. With upgrades including a Euroshield roof, select triple-pane window replacements, dual furnaces, tankless hot water, 200-amp electrical service, Poly-B removal, and a fully finished garage with Swiss track flooring and ample cabinetry, this home combines timeless elegance with modern efficiency. Situated in one of the most desirable areas of the city, this home offers exceptional convenience with quick access to shopping, major routes, downtown, and the airport. This is a rare opportunity to own a prestigious golf course home in a highly sought-after setting.