139 Country Hills Villas NW
Calgary, Alberta

MLS # A2252310

$399,900

Division:	Country Hills		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,173 sq.ft.	**Age:**	1997 (28 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 323
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	M-CG d44
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Patio funiture, B-B-Q, Patio storage boxes,   Dining room table & 6 chairs, storage box and mirroe coat rack hook at front door, all shelving cabinets and work bench in garage, 3 work benches,   2 white cabinets, storage shelving and mobile laundry wardrobe in basement

Very well maintained 3 bedroom town home. The current long term owners have meticulously maintained this home and it shows pride of ownership. Some recent interior improvements are; new kitchen stove in 2024, new dishwasher 2024, new fridge 2022, new hot water tank 2021, new furnace 2016, recently installed quality laminate flooring throughout most of the home, two in-room air conditioners are included along with the patio furniture, propane BBQ and some furniture which includes two wall units. This home is an ideal set up for the young family or first time home buyer. Nothing to do here but move in. This is an end unit siding onto a green area with a south side yard and a west rear yard. The green space can be accessed through patio doors leading to a 11.7 Ft X 7.9 Ft patio. The attached front drive garage has the only non-shared driveway in the complex which allows for the parking of 2 additional cars. The lower level is workshop ready with additional lighting, storage cabinets and work bench. Numerous smart home features. This home needs to be seen as pride of ownership is evident.