



GRASSROOTS
REALTY GROUP

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124 Country Hills Gardens NW
Calgary, Alberta

MLS # A2254451



\$472,500

Division:	Country Hills		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,678 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Stucco, Wood Frame	Zoning:	M-CG d26
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Open Floorplan, Quartz Counters, See Remarks, Storage		

Inclusions: n/a

PRICE REDUCED! | NEWLY RENOVATED | MODERN KITCHEN | Welcome home to Fairways Vistas! This spacious and newly renovated townhome offers a thoughtful blend of comfort, style, and modern design. As you step inside, a mid-century style partition offers a sneak peek into a generous living space, where a large bay window welcomes the morning sunshine and a view of the lush courtyard, while in the corner, a gas fireplace offers the promise of cozy autumn evenings. Directly adjacent, a dropped ceiling adds intimacy to the open dining area - or perhaps home office? Continue past the main floor powder room to the heart of this home: a sleek and modern kitchen, where stainless steel appliances and quartz counters are offset by the warmth of striking oak cabinetry. The highly functional layout offers ample counter space, a pantry near the range, and an oversized sink with garburator, making food prep and cooking a breeze. A large, uninterrupted peninsula with a built-in microwave, eating bar, and bar fridge is perfect for entertaining family and friends, and a nearby breakfast nook provides both a perfect spot for folks to gather for those inevitable kitchen parties and access to the large rear deck, where a gas hook-up fuels your grill and mature trees offer shade and privacy. The upper floor is home to two large master suites. The first, larger, suite, has a walk through closet that leads to a large bathroom with a soaker tub, separate shower, and large vanity that could easily be outfitted with dual sinks. A generous flex area is perfect for a cozy book nook, yoga space, or even a nursery. The second suite enjoys a view of the beautiful courtyard. A generous walk-through closet offers custom wood shelving and upgraded organizers and leads to the second full bathroom. Downstairs, a ground-level flex space with direct access to the double garage

is perfect for a home gym, hobby area or storage room. A future basement bathroom is already roughed in, so a large laundry/mudroom could also be an option. This home offers space you won't find in a new build plus many features you would: new luxury vinyl plank flooring, fresh & modern colour-drenched paint, and stylish new lighting. Additional recent upgrades include a new fiberglass front door, insulated garage door with tinted windows, resurfaced deck and front entry landing, composite steps with aluminum railing, updated roofing and gutters. Enjoy all the perks of modern finishings while benefiting from a great location in an established community, where you can enjoy an active lifestyle with golf, walking paths, and amenities nearby. Book your viewing today!