28 Country Hills Manor NW
Calgary, Alberta

MLS # A2258743

$556,800

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,293 sq.ft.	**Age:**	1999 (26 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

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

Inclusions:	Air Conditioner

Discover an outstanding opportunity to own this well maintained family home in the highly sought-after community of COUNTRY HILLS. Situated on a QUIET, FAMILY FRIENDLY STREET, this charming residence offers both comfort and convenience, making it an ideal choice for growing families. Featuring THREE SPACIOUS bedrooms, a FULL 4-piece bathroom, and a DEDICATED LAUNDRY ROOM on the upper level, this home is designed for practicality and ease. Additionally, a convenient 2-piece bathroom is located on the main floor. Enjoy effortless access to a variety of local shops, restaurants, and lifestyle amenities, including scenic biking paths, parks, and golf clubs. Recent upgrades enhance the home’s value, including a NEWER and LARGER hot water tank (2024), BRAND NEW roof (Sep. 2025), BRAND NEW vinyl siding (Sep. 2025), 220v Electrical outlet for EV vehicle and Air conditioning for added comfort. Nestled in a PRIME LOCATION, this home is within walking distance to essential amenities such as T&T Supermarket, Tim Hortons, Gas Station, and popular restaurants. A short 5-minute drive connects you to Vivo, the public library, Superstore, Home Depot, registry offices, Canadian Tire, Landmark Cinemas, and more. Plus, with quick access to public transportation and a 10-minute drive to Calgary International Airport, commuting is effortless. ** The property is currently vacant so it is easy to show **