



GRASSROOTS
REALTY GROUP

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**2142 Country Hills Circle NW
Calgary, Alberta**

MLS # A2259092



\$479,000

Division:	Country Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	962 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

Located in desirable Country Hills, this 3-bedroom detached 4-level split offers a functional layout with excellent potential. The main floor features a bright living room and a spacious kitchen with a dining area. Upstairs, you'll find 2 bedrooms and a full bathroom. The third level includes a cozy family room with a walk-out to the backyard deck, offering great indoor-outdoor flow. The fourth level features the third bedroom, along with laundry hookups and storage space. Enjoy a sunny backyard, detached garage, and convenient access to nearby parks, schools, shopping, transit, and major routes. A great opportunity for buyers looking for a well-located home with room to personalize and grow.