



**GRASSROOTS**  
REALTY GROUP

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**143 Country Hills Gardens NW**  
**Calgary, Alberta**

**MLS # A2265848**



**\$528,800**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	1,876 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, On Golf Course		

<b>Heating:</b>	High Efficiency, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CGd26
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

**GOLFERS ALERT!! COUNTRY HILLS LIVING AT ITS FINEST** — your DREAM HOME RIGHT ON THE GOLF COURSE!! Step into this refined and thoughtfully upgraded retreat, where breathtaking views, comfort, and convenience come together in one amazing package. The spacious foyer is perfect for welcoming guests. As you enter the main level, your eyes are immediately drawn to a bright dining area and an inviting living room complete with a BAY WINDOW, BUILT-IN GAS FIREPLACE, and ELEGANT CUSTOM CABINETRY — a cozy yet sophisticated space to gather and unwind. Tucked away around the corner features a bright, open kitchen with an impressive sized family eating area, SUBSTANTIAL CUSTOM WHITE CABINETRY, GRANITE COUNTERTOPS, WALK-IN PANTRY, and a LOVELY ISLAND—it’s the ideal space to make cooking a true family affair. Just off the kitchen, you’ll pass through BRAND-NEW PATIO DOORS leading to a large SW facing deck, complete with a BBQ gas line and a gorgeous view of the golf course — perfect for summer cookouts. Upstairs, you’ll find three generous bedrooms, including a spacious primary suite, two full 4-piece bathrooms, and a conveniently located laundry room designed to make daily life easier. The lower level expands your living space even further, featuring a large family / recreation room, and 2-piece bathroom. Step out the lower patio doors and discover your own private outdoor sanctuary — a green space with covered deck designed for relaxation, even on rainy days. RECENT UPGRADES (2024) INCLUDE a NEW FURNACE and CENTRAL AIR CONDITIONING for year-round comfort. With a DOUBLE ATTACHED GARAGE and a DOUBLE DRIVEWAY, there’s plenty of room for all your vehicles. There is ample shopping

nearby including a movie theatre, restaurants, schools, beautiful walking paths, close to Deerfoot Trail, Stoney Trail, Shaganappi Trail and 14th St. This home offers the perfect blend of luxury and location. It is a quick drive to downtown for work or an escape for retirees who no longer want yard work, but instead golf or a quick ride to the airport to experience other parts of the world. This is more than a house — it's a place where memories are made!