



GRASSROOTS
REALTY GROUP

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6 Country Hills Manor NW Calgary, Alberta

MLS # A2267537



\$619,900

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,489 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

Check out this bright and beautifully UPGRADED 2-storey detached home on a desirable CORNER LOT in Country Hills! Featuring 3 bedrooms, 2.5 bathrooms, a fully finished basement and a double garage. This home offers the perfect balance of comfort and functionality. Inside, you'll love the brand-new luxury vinyl plank flooring throughout (no carpet), fresh paint, modern light fixtures, and sleek pot lights that create a bright and inviting atmosphere. The open-concept main floor features a spacious living room with a cozy gas fireplace and large windows that fill the space with natural light, a bright dining area perfect for gatherings, and a functional kitchen with newer appliances (brand new refrigerator), ample cabinetry, and a clear view of the yard. Step outside to the large patio—ideal for morning coffee, weekend BBQs, or relaxing outdoors. Upstairs, the primary bedroom includes a private 4-pc ensuite, while two additional bedrooms, a full bath, and upper-level laundry ensure comfort and convenience for the whole family. The fully finished basement offers a generous family room that can easily serve as a playroom, gym, or home theatre. Outside, the expansive yard provides endless potential for gardening, play, or entertaining. With a brand-new roof and modern upgrades throughout, this home is truly move-in ready. Nestled in the family-friendly community of Country Hills, you'll love the close proximity to parks, pathways, golf, schools, shopping, and restaurants. Quick access to Deerfoot Trail, Stoney Trail, and transit makes commuting across Calgary a breeze. Country Hills Golf Club, green spaces, and nearby amenities make this a wonderful place to call home. Book a showing today!