



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

124 Country Hills Gardens NW
Calgary, Alberta

MLS # A2269065



\$468,800

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,668 sq.ft.	Age:	2000 (26 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, Few Trees, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 524
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d26
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Bookcases, Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: BBQ gas line hose, 2 attached wardrobe storage shelves in garage, lower level cabinets in workshop

Welcome to The Fairways Vistas, your new home! This recently renovated executive-style townhome offers spacious living paired with stylish comfort and smart design. As you walk in, a mid-century partition opens up to a bright main living area featuring a large bay window that fills the room with natural light and courtyard views. The corner gas fireplace adds warmth and atmosphere, especially during those fall evenings. Next to the living room, a dropped ceiling defines the open dining area, which can also serve as a perfect spot for a home office. Past the main floor powder room is a modern kitchen outfitted with stainless steel appliances, quartz countertops, and elegant oak cabinetry. The practical layout includes generous counter space, a pantry near the range, and an oversized sink with a garburator, making meal prep easy. Hosting is simple with a sizable peninsula that features a built-in microwave, eating bar, and wine fridge. The adjacent breakfast nook is designed for gatherings and gives access to a large rear deck, complete with a gas hookup for barbequing and mature trees for privacy and shade. Upstairs are two large master suites. The primary suite has a walk-through closet leading to a roomy bathroom with a soaker tub, separate shower, and a wide vanity perfect for two sinks if desired. An adjoining flexible space works well as a reading nook, yoga area, or nursery. The second suite overlooks the SE facing courtyard and comes with a walk-through closet with custom wood shelving and upgraded organizers, plus its own full bathroom! The lower level provides a versatile ground-level area accessible from the double garage—ideal for a gym, hobby room, home office or extra storage. It's prepped for a future bathroom if you want to convert it into a lower-level laundry, wine making or mudroom. This home offers more space than most

brand new builds and features larger and more private grounds. Premium upgrades including luxury vinyl plank flooring throughout, fresh paint, and updated lighting. Recent updates feature a fiberglass front door, insulated garage door with tinted windows, resurfaced deck and entryway, composite steps with aluminum railing, and improved roofing and gutters. Residents enjoy modern amenities in a mature community, close to golf courses, walking paths, the airport, major traffic routes, and all kinds of shopping. Schedule a visit to discover the comfort and lifestyle this outstanding residence has to offer.