



GRASSROOTS
REALTY GROUP

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22 Country Hills Cove NW
Calgary, Alberta

MLS # A2278004



\$399,900

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,352 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d54
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well kept townhome in the sought after community of Country Hills, known for its convenient access to shopping, parks, schools, and major roadways. The bright main level features a spacious living room with a cozy gas fireplace, creating an inviting space for both everyday living and entertaining. The open kitchen is filled with natural light, while the west-facing backyard and outdoor balcony provide the perfect space to enjoy afternoon and evening sun. Upstairs, you'll find three well sized bedrooms and a full bathroom, while the main floor is complemented by a convenient half bath. The undeveloped basement offers excellent potential for future development or additional storage. Bright throughout and thoughtfully maintained, this home is ideally located close to Country Hills Town Centre, transit, walking paths, and provides quick access to Deerfoot Trail and Stoney Trail for effortless commuting.