



**40 Country Hills Close NW  
Calgary, Alberta**

**MLS # A2292514**



**\$1,249,900**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,972 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated,		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Interior Lot, Landscaped, Level, Low Maintenance Landscape, No Back Lane,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

**Inclusions:** Basement Walkout: Microwave, Refrigerator, Hood Fan, Dishwasher, Electric Stove & Garburator

Perfectly positioned in the prestigious community of Country Hills Estates, this exceptional walkout home offers nearly 3,000 sq. ft. of refined living space with breathtaking golf course views. Backing directly onto the 6th tee box of the renowned Country Hills Golf Club, this property presents a rare opportunity to own one of the most desirable locations in the neighbourhood. The home makes an immediate impression with its triple car garage, distinctive rubber driveway, and welcoming walkway to the front entrance. Inside, a formal living and dining room with vaulted ceilings creates an elegant space for entertaining while capturing beautiful views of the golf course. Newer loose lay vinyl flooring throughout adds a fresh, modern feel. The main level is thoughtfully designed with a large, versatile den -ideal for a home office, library, or additional living space - alongside a convenient powder room, while the central living room is anchored by a classic wood-burning fireplace with custom built-in shelving. The open kitchen features stainless steel appliances, granite countertops, and a sunlit breakfast nook overlooking the fairway. Step onto the glass-railed balcony to enjoy uninterrupted golf course views—perfect for morning coffee or evening sunsets. A laundry room tucked away from the main living spaces adds everyday convenience. Upstairs, the home offers four generously sized bedrooms and three full bathrooms, a rare and ideal layout for families. The oversized primary retreat features a walk-in closet with built-in organizers and a beautifully renovated 5-piece ensuite with in-floor heating, dual vanities, a freestanding tub, and glass-tiled walk-in shower. All upstairs bathrooms have been tastefully renovated with quartz countertops, and one secondary bedroom includes its own private 3pc ensuite. The fully developed walkout basement adds exceptional versatility with two

additional bedrooms, a spacious living area with a gas fireplace, and a full kitchen&mdash;perfect for guests, extended family, or multi-generational living. The lower level also offers abundant storage with multiple closets and dedicated storage areas. Walk out to an enclosed patio overlooking the golf course &mdash; another peaceful outdoor space to enjoy. Additional highlights include dual-zone furnaces and a newer metal roof, both reflecting the pride of ownership throughout the home. Beyond the property, the location is equally exceptional. Residents enjoy direct access to a scenic walking path looping around Country Hills Golf Club, just a five-minute walk from the front door. The home is also close to excellent schools including Simons Valley School and Sir John A. Macdonald School. With quick access to shopping, major routes, downtown, and the airport, this location has so much to offer. Backing onto one of Calgary&rsquo;s premier golf courses in the sought-after community of Country Hills Estates, this is a rare opportunity to secure a truly unique property in a highly coveted setting.