



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

MLS # A2298419



\$525,000

Division:	Country Hills		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,297 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, Level, On Golf Course, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 524
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-CG d26
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Wired for Sound

Inclusions: N/A

Welcome to this beautifully updated and exceptionally well-maintained semi-attached home, offered for the first time since it was built and ideally located backing directly onto the lush fairways of Country Hills Golf Course. Located in one of the quietest locations in the complex, this rare property combines stunning, unobstructed views with a thoughtfully maintained interior, creating a perfect balance of comfort, elegance, and lifestyle with pride of ownership showing throughout. Step inside to a bright and inviting living space featuring soaring ceilings, a cozy gas fireplace, and a large bay window that fills the home with natural light while showcasing serene views of the private green space and charming gazebo. The spacious white kitchen is both functional and stylish, complete with updated appliances, a mobile island, breakfast bar, and a dedicated coffee station—ideal for everyday living and entertaining. The adjacent family room & dining area provides seating and easily accommodates a large table for gatherings and through patio doors opens to a southwest-facing upper deck, complete with a BBQ gas line. Upstairs, you’ll find two generously sized bedrooms, each offering its own ensuite bathroom and walk-in closet, along with the added convenience of upper-level hall laundry. The primary suite serves as a private retreat, featuring a luxurious ensuite with a soaker tub, separate walk-in shower, double sink vanity, and an expansive walk-in wardrobe. The fully developed lower level extends your living space with a large flex/family room and a full 4-piece bathroom. Walk out to a spacious concrete patio and enjoy your private outdoor sanctuary overlooking the golf course, complete with a covered area designed for relaxation in any weather. Additional features include a double-attached garage, double driveway, ample visitor parking, and recent updates such as newer

shingles and fresh interior paint. The location offers unmatched convenience with nearby shopping, restaurants, a movie theatre, schools, walking paths, and quick access to Deerfoot Trail, Stoney Trail, Shaganappi Trail, and 14th Street, as well as Calgary International Airport.