



**472 Country Hills Drive NW  
Calgary, Alberta**

**MLS # A2302141**



**\$515,000**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, RV Gated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		

**Inclusions:** Rain barrels in the backyard, Storage Shed, Fire Pit

There’s something reassuring about a home where everything feels taken care of. Welcome to 472 Country Hills Drive NW—a MOVE-IN-READY 4-level split designed for growing families and first-time buyers alike. This home truly reflects pride of ownership. Step inside to 12-FOOT VAULTED CEILINGS and large BAY WINDOWS that create a bright, open main living space, complete with tiled flooring for easy maintenance. The kitchen blends everyday function with style, featuring GRANITE COUNTERTOPS, a GAS STOVE, CHIMNEY HOOD FAN, dishwasher, and microwave—perfect for both family meals and entertaining. The dining area completes the main level and offers a side door leading to the LARGE BALCONY and FULLY FENCED BACKYARD, with RV parking and additional space for another vehicle. Upstairs, you’ll find three bedrooms with updated VINYL PLANK FLOORING, including the spacious primary bedroom with a walk-through closet featuring thoughtfully designed ORGANIZERS and a 2-piece ENSUITE. A full bathroom completes the upper level. The third level features another full bathroom with a JETTED TUB, along with a spacious RECREATION ROOM with a bar—ideal for entertaining or cozy movie nights. On the fourth level, you’ll find a versatile office/den, a fourth bedroom, a laundry area with cabinets, a utility room, and a COLD STORAGE ROOM with built-in cabinetry—perfect for storing your favourite wine collection. Additional highlights include fresh paint throughout, NO CARPET, and a NEWER HOT WATER TANK (2025). Outside, enjoy the LARGE SIDE BALCONY and a FAMILY-FRIENDLY BACKYARD complete with a STORAGE SHED, BRICK-LAID PATIO, FIRE PIT, GARDEN, RAIN BARRELS, an ADDED REAR GATE, and a LARGE GRAVEL

PARKING PAD. Located just minutes from T&T Supermarket, VIVO Recreation Centre, shops, a movie theatre, major roadways, schools, and playgrounds, this home offers everyday convenience in a well-connected NW community. Come and see to appreciate!