



**45 Country Hills Crescent NW
Calgary, Alberta**

MLS # A2304090



\$499,900

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,491 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained home in the highly sought after community of Country Hills. This property features three generously sized bedrooms, including a spacious primary retreat with a private en suite, making it ideal for families or those seeking a peaceful neighbourhood. The home has been freshly painted and includes brand new carpet, creating a bright, clean, and move in ready atmosphere. The functional layout offers a welcoming kitchen with a convenient breakfast bar, complemented by elegant hardwood flooring and durable ceramic tile throughout. The main floor includes a comfortable family room featuring a charming corner fireplace, while the front of the home offers a versatile space that can be used as a formal living area, dining room, or den. Step outside to enjoy the fully fenced private backyard, perfect for entertaining, hosting gatherings, and summer barbecues, complete with a large wood deck and gazebo. Situated on a quiet crescent in a desirable northwest location, this home is just minutes from shopping centres, schools, and numerous parks with playgrounds. Recent updates include a newer hot water tank, a roof completed two years ago, and partial siding replacement. The unfinished basement offers excellent potential for future development, making this an exceptional opportunity to own a well cared for home in a family friendly community.