



134 Country Hills Villas NW
Calgary, Alberta

MLS # A2160737



\$439,900

Division:	Country Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,205 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SEP2. 12-2pm. Enjoy a 3D tour of this immaculate townhouse with **NEWLY RENOVATED** plus **WALKOUT BASEMENT** in Country Hills Village's highly convenient and sought-after area! Open and spacious, this 3-bedroom, 2-bath home offers comfort and style. The main level features a large living room with a cozy gas fireplace. Upstairs, you'll find a primary bedroom with a walk-in closet, a beautifully designed full bathroom, and two additional generously sized bedrooms with ample closet space. The fully finished walkout basement provides extra living space, a large family room, and a convenient 2-piece bath. Located just 12 minutes from CrossIron Mills, you'll have access to various entertainment options. The Vivo Center, Country Hills Town Centre, and local elementary and junior high schools are less than a 5-minute drive away. A short walk brings you to groceries, doctors, banks, and transit, making daily errands a breeze. With an easy commute to downtown Calgary and quick access to the airport, this townhouse offers the perfect blend of comfort, convenience, and modern living in Country Hills Village. Book your private showing today!