



**244 Country Hills Court NW  
Calgary, Alberta**

**MLS # A2166661**



**\$949,900**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,701 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Lawn, Landscaped, Level, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bidet, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
<b>Inclusions:</b>	Granite Kitchen Table and Chairs, Basement: Fridge, Dishwasher, Stove, Fridge in Garage, Alarm System and Cameras, All TV's and Wall Mounts		

Welcome to Country Hills Estates &ndash; a peaceful home nestled within a quiet community, accessible by a single road and surrounded by the Country Hills Golf Course. This spacious estate is perfect for a growing family. Located on a serene cul-de-sac, the home backs onto a green belt and is just steps away from Nose Creek Pathway and a playground. A rare opportunity, as homes in this sought-after location seldom come to market! Upon entering, you're welcomed by vaulted ceilings and an open design that seamlessly connects the living spaces. The kitchen, featuring updated stainless steel appliances and granite countertops, overlooks a large dining area, a cozy family room with a gas fireplace, and a wet bar &ndash; perfect for entertaining. The main floor features a unique primary bedroom with a large curbless ensuite shower. There&rsquo;s an additional bedroom that can be used as a home office, along with a three-piece bathroom complete with a steam shower. The convenient main-floor laundry room, equipped with a newer washer and dryer, is located next to the garage entrance. Upstairs, you&rsquo;ll find another spacious primary bedroom with a five-piece ensuite and a walk-in closet, plus a four-piece bathroom and two additional large bedrooms. The finished basement includes a generous sized rec room with a wood-burning fireplace, an office, and a secondary prep kitchen designed for hosting large family gatherings. A standout feature is the walk-up staircase from the basement, with the possibility of potentially adding a secondary suite, subject to approval and permitting by the city which leads directly to the oversized double garage! The exterior of the home has been well maintained, with beautiful landscaping, a welcoming front porch, and a backyard deck equipped with a BBQ gas line &ndash; perfect for summer evenings

outdoors. Conveniently located between Beddington Trail and Country Hills Blvd, with quick access to Deerfoot and Stoney Trails, this home offers an ideal NW location. Don't miss out &ndash; call today to schedule a showing!