



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

96 Country Hills Cove NW
Calgary, Alberta

MLS # A2208075



\$485,999

Division:	Country Hills		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,366 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: None

Move-In Ready End Unit Townhome with Walk-Out Basement in Country Hills Cove! Welcome to this bright and spacious 3-bedroom, 2.5-bathroom end-unit townhome with a fully finished walk-out basement, located in the sought-after, family-friendly community of Country Hills Cove. This home offers over 1,300 sq. ft. of comfortable living space and is nestled in a quiet, mature neighbourhood—just steps from a football field, daycares, and surrounded by convenient amenities including T&T Supermarket, restaurants, and local shops. Enjoy easy access to Deerfoot Trail, 14th Street, and the Calgary International Airport, plus scenic views of downtown from 2 of the bedrooms. Main Features: Chef-Inspired Kitchen with soaring ceilings, large windows, a walk-in corner pantry, ample counter space, and TWO gas burners—perfect for home cooks who love to entertain. Private Deck off the kitchen—ideal for BBQs and outdoor dining. Bright Upper-Level Living Room with stylish laminate hardwood flooring and tons of natural light. Upper level—boast a Spacious Master Bedroom with a 5-piece ensuite and a generous closet. Two Additional Bedrooms on the same level, ideal for kids, guests, or a home office. Fully Finished Walk-Out Basement with a cozy family room and direct access to your private backyard—perfect for family fun or relaxing evenings. Enjoy the calm of a quiet street while still being close to everything you need. With great walkability, public transit access, and nearby green spaces, this home checks all the boxes for families, first-time buyers, or anyone looking to upsize into a welcoming community. Don't miss your chance to own this fantastic end-unit in Country Hills—book your private showing today!

Copyright (c) 2025 . Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.