



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2212646**



**\$599,000**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Projector, Screen		

Open House 1-3PM, Saturday April 19, 2025. Charming Family Home with Walk-Out & South-Facing Backyard | 1,845 Sq. Ft. of Living Space! Welcome to this beautifully maintained family home offering 1,845 sq. ft. of total living space, designed for comfort, function, and style. Enjoy the sun-filled, south-facing backyard, fully fenced for privacy with a rare walk-out third level. Step inside to discover an open-concept floor plan that creates a spacious and inviting atmosphere. The gourmet kitchen is a true highlight, featuring upgraded cabinetry, granite countertops, stainless steel appliances, a corner pantry, and vaulted ceilings with a skylight that floods the room with natural light. The stove and dishwasher were replaced in 2022, and the hot water tank is brand new (2024). The fully finished basement adds valuable living space, perfect for a media room, home gym, or play area. Enjoy modern upgrades such as a security camera system, projector and screen, central air conditioning, and water softener—all included for your convenience. The oversized 23' x 21' garage provides ample space for vehicles, storage, or a workshop. Located near parks, shopping centers, and with easy access to major routes, this home offers both comfort and convenience. Quick possession is available—move in and make it yours today! Click the 3D features for more detail!