



GRASSROOTS
REALTY GROUP

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

100 Country Hills Cove NW
Calgary, Alberta

MLS # A2212855



\$479,900

Division:	Country Hills		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,394 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Garden, Views		

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

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bath townhouse, offering 1,394 sq.ft of thoughtfully designed living space, plus a fully developed walk-out basement and low condo fees. Nestled in the highly sought-after community of Country Hills, this home is perfect for families, first-time buyers, or savvy investors. The main level greets you with a bright and open floor plan, featuring a spacious living and dining area flooded with natural light. The renovated kitchen boasts granite countertops, stainless steel appliances, updated lighting fixture, and a large walk-in pantry—perfect for all your storage needs. From the dining area, step out through the sliding doors to your private balcony, where you can relax and enjoy the amazing views. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a 4-piece ensuite. Two additional bedrooms and another full bathroom complete the upper level, offering comfort and convenience for the whole family. The bright walk-out basement is fully finished and ready for your personal touch — ideal as a family room, home gym, or office space. This home has seen numerous upgrades in recent years: New hot water tank (2023), New stainless steel fridge (2023), Air conditioner, water softener, RO system, smart thermostat (2023), New roof and balcony (2024) All Poly-B plumbing has been professionally replaced with PEX. Location is everything — and this home has it all! Just steps from a football field and daycares, and surrounded by convenient amenities including T&T Supermarket, popular restaurants, and local shops. Don't miss your opportunity — contact your Realtor today for a private tour!