

# \$849,000 - 7 Country Hills Park Nw, Calgary

MLS® #A2208805

**\$849,000**

4 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.13 Acres

Country Hills, Calgary, Alberta

A great opportunity awaits! CORNER LOT  
Next to a walking path that takes you to the surrounding COUNTRY HILLS GOLF COURSE With over 2,910 sqft of developed space, this NE facing, 3+1 bedroom + 3.5 bath home with double front attached garage & developed basement located beside a green space/walking path in family-oriented Country Hills has plenty to offer. Walking in, the foyer offers a nice transition to the rest of the main floor; with an all important flex room being the first thing you notice (perfect for a home office, formal dining, or kidâ€™s play area) before opening up to the majestic living room with a full 2 storey tall ceiling height & a gas fireplace with a dramatic full height surround serving as a focal point. Seamlessly connected nearby, the dining area & spacious kitchen is ready for any occasion being well equipped BRAND two-tone glossy kitchen with wine rack and customised garbage pull outs and all brand new stainless steel appliances. Just a sliding patio door away, the generous deck (with low maintenance aluminum railings w/ glass inserts) provides ample room for outdoor furniture & a BBQ â€“ all perfect for quality family time & entertaining guests alike when paired with the useable sunny fully fenced backyard. A half bath & a conveniently located laundry room/mudroom finish things off on the main floor. As the perfect retreat, the 2nd floor offers a 4-pc full bathroom, 2 well-sized bedrooms, & a large master suite ready to pamper with a 5-pc ensuite bath (separate



shower & bathtub, dual vanities, & an enclosed toilet area) & dual closets (with one being a walk-in closet). Optimizing the space further, a built-in workstation area between the 2 secondary bedrooms offers the perfect spot for work or play. Heading downstairs, the developed ILLEGAL SUITE basement with separate entrance reveals a nice huge living room along with kitchen, bedroom and 4-pc full bathroom & separate laundry. Notable features include; CORNER LOT, SIDING ON PARK, BRAND NEW ROOF, BRAND NEW FURNANCE, BRAND NEW KITCHEN, COUNTERTOPS & APPLIANCES, BRAND NEW FLOORING THROUGOUT, fresh paint throughout, central AC, & plenty of windows to admire the beautiful green space nearby. Beyond the home, be spoiled by being next to a walking path that takes you to the surrounding Country Hills Golf Course, Nose Creek Parkway, & the many amenities that Harvest Hills Shopping Centre has to offer ( T&T Supermarket, Canadian Brewhouse, & Rexall drugstore just to name a few!). Schools, transit, & additional shopping/amenities/movie theatre/Vivo rec centre/library within the Country Hills shopping area are all nearby while Beddington Tr, Country Hills Blvd, Stoney Tr, & Deerfoot Tr are all a short drive away. With so much to offer inside & out, this well balanced home is ready for you today!

Built in 1999

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2208805  |
| Price          | \$849,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,001     |

|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 1999        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7 Country Hills Park Nw |
| Subdivision | Country Hills           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 5C8                 |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                          |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | Central Air, Full                                                                                                                |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                        |
| Lot Description   | City Lot, Corner Lot, Landscaped, Underground Sprinklers, Views |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding, Wood Frame                                        |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 38              |
| Zoning         | R-CG            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.