# \$559,000 - 28 Country Hills Manor Nw, Calgary

MLS® #A2221104

## \$559,000

3 Bedroom, 2.00 Bathroom, 1,293 sqft Residential on 0.08 Acres

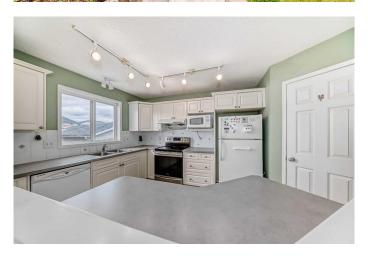
Country Hills, Calgary, Alberta

\*\*\*EXCEPTIONAL VALUE for First-Time
Homebuyers & Investors\*\*\*
Discover an outstanding opportunity to own
this beautifully maintained family home in the
highly sought-after community of COUNTRY
HILLS. Situated on a QUIET, FAMILY
FRIENDLY STREET, this charming residence
offers both comfort and convenience, making it
an ideal choice for growing families.
Featuring THREE SPACIOUS bedrooms, a
FULL 4-piece bathroom, and a DEDICATED
LAUNDRY ROOM on the upper level, this
home is designed for practicality and ease.
Additionally, a convenient 2-piece bathroom is
located on the main floor.

Enjoy effortless access to a variety of local shops, restaurants, and lifestyle amenities, including scenic biking paths, parks, and golf clubs. Recent upgrades enhance the home's value, including a NEWER and LARGER hot water tank (2024), a NEWER roof (2020), and Air conditioning for added comfort. Nestled in a PRIME LOCATION, this home is within walking distance to essential amenities such as T&T Supermarket, Tim Hortons, Gas Station, and popular restaurants. A short 5-minute drive connects you to Vivo, the public library, Superstore, Home Depot, registry offices, Canadian Tire, Landmark Cinemas, and more. Plus, with quick access to public transportation and a 10-minute drive to Calgary International Airport, commuting is effortless. SCHEDULE YOUR PRIVATE **VIEWING TODAY!!** 







### **Essential Information**

MLS® # A2221104 Price \$559,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,293 Acres 0.08 Year Built 1999

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 28 Country Hills Manor Nw

Subdivision Country Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K5C7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Kitchen Island, Laminate Counters, No Animal Home, Pantry, Track

Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 24

Zoning R-CG

# **Listing Details**

Listing Office Grand Realty

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