

13 Country Hills Drive NW
Calgary, Alberta

MLS # A2218557



\$570,000

Division:	Country Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	882 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Remotes, Chest Freezer

Immaculate and Move-In Ready Bi-Level Home! This beautifully maintained 3-bedroom, 2-bathroom bi-level offers spacious living in a prime location! Featuring a fully developed layout, this bright and welcoming home boasts abundant natural light throughout. The lower-level family room is perfect for cozy nights, complete with a charming gas fireplace. Recent updates include some new basement flooring, fresh paint in key areas, upgraded shingles, partial new siding, and more—showcasing true pride of ownership. Current Owners have updated kitchen, giving it easier storage systems, lots of counter space, Quartz counters and horizontal cabinets. Enjoy sunny afternoons on the generous southwest-facing composite deck overlooking the nicely landscaped backyard. The double detached garage provides ample storage and parking. Situated close to a variety of amenities including Canadian Tire, Silver Screen City, restaurants, and more—everything you need is just minutes away.