

28 Country Hills Manor NW Calgary, Alberta

MLS # A2221104



\$559,000

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| Division: | Country Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,293 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached, Garage Faces Rear | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, No Animal Home, Pantry, Track Lighting | | |

Inclusions: Central Air Conditioner

*****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 !!**