

**145 Country Hills Place NW**  
**Calgary, Alberta**

**MLS # A2228372**



**\$549,800**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Cul-De-Sac, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** hot tub

Step into a welcoming foyer featuring two-storey ceilings, a convenient coat closet, and direct access to the garage. The bright and open main floor offers a cozy living room with a gas fireplace, seamlessly connected to the kitchen with a breakfast bar and a sunlit dining area—perfect for everyday living and entertaining. A 2-piece powder room is conveniently located just off the kitchen. Upstairs, the thoughtful layout ensures privacy and comfort. One side of the upper floor is dedicated to the large primary suite, featuring cathedral ceilings, a walk-in closet, and a 4-piece ensuite. On the opposite side, you’ll find two generously sized bedrooms, a full bathroom, and a small hallway—an excellent setup for families. The partially finished basement includes a spacious family room with windows, a combined half-bath/laundry area, and plenty of storage space. With just a little TLC, this home has the potential to become your dream property. Bonus: a working hot tub is included! NEW ROOF.