



THE
A-TEAM

**RE/MAX
FIRST**

12 COUNTRY HILLS Mews, Calgary T3K 4S4

MLS® #: **A2148863**

Area: **Country Hills**

Listing Date: **08/02/24**

List Price: **\$584,999**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **3,336 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot**
Park Feat: **Alley Access,Double Garage Detached**

DOM

48
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Laminate Counters,Open Floorplan**
Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`7" x 10`4"	Kitchen	Main	12`8" x 11`6"
Living Room	Main	12`9" x 15`9"	Office	Main	11`9" x 14`9"
2pc Bathroom	Main	4`8" x 4`9"	4pc Bathroom	Second	7`0" x 4`11"
4pc Ensuite bath	Second	7`2" x 4`10"	Bedroom	Second	7`10" x 10`11"
Bedroom	Second	10`5" x 11`3"	Bedroom - Primary	Second	11`4" x 13`10"
Laundry	Basement	7`6" x 10`6"	Game Room	Basement	11`9" x 26`4"

Storage Basement 17` 8" x 16` 9"
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1N**

Legal Desc: 9813622 Remarks

Pub Rmks: **Welcome to 12 Country Hills Mews NW where you will find the Complete Package!!! Location, Affordability, Appeal and Function. This well-maintained home is situated on a quiet cul-de-sac, across from a tot park, and tucked in the community of Country Hills. Conveniently located near shopping, schools, the ring road and parks, this affordable home features 3 bedrooms up, 2.5 bathrooms, front flex room overlooking a park. Recent updates include newer shingles, furnace and hot water tank,. The open designed main floor layout features a kitchen with bright white cabinetry, wrap around counter with eating bar, white appliances, and corner pantry. The basement is finished with a spacious rec room great for entertaining plus the other half has a massive room for storage. The sunny backyard is fully fenced, with an interlocking brick patio for the BBQ and an oversized double 24x24 insulated garage with upgraded 50 amp panel. You will not want to miss this fantastic home, available for immediate occupancy!**

Inclusions: n/a
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













