



THE
A-TEAM

**RE/MAX
FIRST**

28 COUNTRY HILLS Cove, Calgary T3K 5G8

MLS® #: **A2150677**

Area: **Country Hills**

Listing Date: **07/19/24**

List Price: **\$435,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **1,603 sqft**
Lot Shape:

Access:

Lot Feat: **See Remarks**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,362**
Low Sqft:
Ttl Sqft: **1,362**

DOM

59
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **5 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Central Vacuum, High Ceilings, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`10" x 8`3"	Dining Room	Main	10`10" x 9`1"
Great Room	Main	19`2" x 12`0"	Bedroom	Upper	13`10" x 9`6"
Bedroom	Upper	11`10" x 9`10"	Bedroom	Upper	9`8" x 8`11"
2pc Bathroom	Main		4pc Bathroom	Upper	

Legal/Tax/Financial

Condo Fee:
\$396

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d54

Legal Desc: **9912756**

Remarks

Pub Rmks: **Family-friendly or a turnkey investment opportunity, this 3-bedroom townhouse in the mature community of County Hills is a rare find! Nestled in a quiet area conveniently located across from a park, you'll be just steps away from transit, schools, playgrounds, restaurants, and shopping. The familiar floor plan features high ceilings, well-defined spaces, large windows, and an abundance of natural light, creating a warm and inviting atmosphere. The entrance foyer provides access to the single attached garage, steps down to the fully finished basement, or steps up into the great room. The great room boasts soaring ceilings, large windows, a corner gas fireplace, and a patio door leading to the west-facing deck, which overlooks green space—perfect for entertaining or relaxing. The level above features a kitchen with ample cabinets and an island with an eating bar, overlooking the great room below. This level also includes a dining room, a two-piece powder bathroom, and a laundry area. The upper level comprises three bedrooms and a four-piece main bathroom, with the primary bedroom offering a walk-in closet. A single attached garage with a driveway that allows for additional parking completes this home, making it ready for its next owner. Don't miss out on this unique opportunity!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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