



THE
A-TEAM

**RE/MAX
FIRST**

28 COUNTRY HILLS Gardens, Calgary T3K 5G2

MLS®#: **A2155608** Area: **Country Hills** Listing Date: **08/12/24** List Price: **\$474,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 25-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **2,171 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Many Trees**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,001**
 Low Sqft:
 Ttl Sqft: **2,001**

DOM

37
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	21`6" x 10`9"	Furnace/Utility Room	Main	7`9" x 7`3"
Living Room	Second	17`0" x 11`0"	Dining Room	Second	10`11" x 10`7"
Kitchen	Second	12`10" x 9`5"	Breakfast Nook	Second	10`9" x 8`4"
2pc Bathroom	Second	4`11" x 4`11"	4pc Ensuite bath	Third	8`11" x 4`11"
Bedroom - Primary	Third	18`8" x 10`8"	4pc Ensuite bath	Third	8`4" x 8`0"
Laundry	Third	4`2" x 2`11"	Walk-In Closet	Third	7`2" x 6`4"
Bedroom	Third	12`6" x 11`10"			

Condo Fee:
\$517

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d26

Legal Desc: **9911919**

Remarks

Pub Rmks: **Welcome to one of the nicest villa complex's in NW Calgary...The Fairway Vistas!! This Lovely and unique 3 storey townhouse offers 2001 square feet above grade. You can enter the main level from either the double attached garage or back door patio area. On this level you will find the family room (could be converted to a third bedroom), storage and a large utility room. Beautiful hardwood floors greet you on the second level where you will find a very bright and large living room offering a gas fireplace for those chilly winter nights. On this level you will also find a very large kitchen with loads of counterspace, a pantry, a huge breakfast nook area and also the dining room. From the kitchen you have access to a beautiful private balcony that backs onto a green space where you can just chill and relax and admire the greenery. The second level also offers a convenient 1/2 bath. You will find the primary bedroom with 4 piece en-suite and walk-in closet on the third level along with the second bedroom with a full en-suite bathroom and the laundry. Book your viewing today!!**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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









