



THE
A-TEAM

**RE/MAX
FIRST**

134 COUNTRY HILLS Villas, Calgary T3K 4S8

MLS®#: **A2160737** Area: **Country Hills** Listing Date: **08/27/24** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **2,088 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,205**
 Low Sqft:
 Ttl Sqft: **1,205**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`6" x 5`0"	Bedroom - Primary	Upper	12`3" x 13`2"
Kitchen	Main	8`10" x 8`0"	Bedroom	Upper	8`6" x 12`3"
Living Room	Main	17`4" x 11`4"	Bedroom	Upper	8`7" x 12`3"
Game Room	Basement	16`9" x 15`9"	4pc Bathroom	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$308

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **9712179**

Remarks

Pub Rmks: **OPEN HOUSE SEP2. 12-2pm. Enjoy a 3D tour of this immaculate townhouse with NEWLY RENOVATED plus WALKOUT BASEMENT in Country Hills Village's highly convenient and sought-after area! Open and spacious, this 3-bedroom, 2-bath home offers comfort and style. The main level features a large living room with a cozy gas fireplace. Upstairs, you'll find a primary bedroom with a walk-in closet, a beautifully designed full bathroom, and two additional generously sized bedrooms with ample closet space. The fully finished walkout basement provides extra living space, a large family room, and a convenient 2-piece bath. Located just 12 minutes from CrossIron Mills, you'll have access to various entertainment options. The Vivo Center, Country Hills Town Centre, and local elementary and junior high schools are less than a 5-minute drive away. A short walk brings you to groceries, doctors, banks, and transit, making daily errands a breeze. With an easy commute to downtown Calgary and quick access to the airport, this townhouse offers the perfect blend of comfort, convenience, and modern living in Country Hills Village. Book your private showing today!**

Inclusions:
Property Listed By: **N/A**
Homecare Realty Ltd.

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







