

1128 COUNTRY HILLS Circle, Calgary T3K 4W9

09/03/24 List Price: **\$635,000** MLS®#: A2162160 Area: **Country Hills** Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 1999 Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Park Feat: Residential

15 <u>Layout</u> Finished Floor Area Beds:

> Abv Saft: Baths: 1,189 Low Sqft: Style:

Ttl Sqft: 1,189

> <u>Parking</u> Ttl Park:

DOM

4 2 Garage Sz:

4 (3 1)

2.5 (2 1)

2 Storey

Back Yard, Corner Lot, Interior Lot, No Neighbours Behind, Landscaped **Double Garage Attached**

Utilities and Features

4,585 sqft

Roof: **Asphalt Shingle**

Heating: Standard

Sewer:

Private Entrance, Private Yard Ext Feat:

Construction:

Concrete, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl

Water Source: Fnd/Bsmt:

Poured Concrete

Dishwasher, Electric Range, Electric Stove, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked Kitchen Appl:

No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows

Int Feat: Utilities:

Room Information

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

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-C1N 9712649 Legal Desc: Remarks Pub Rmks: Welcome to this beautifully FULLY RENOVATED two-story home with over 1,200 sq. ft. of living space, situated on a cul-de-sac with only one neighbour and backing onto green space. This must-see property features three bedrooms, two baths, and a newly built ILLEGAL ONE BED-ROOM BASEMENT SUITE with a side entrance and separate laundry—perfect for investment or first-time home buyers. Recent upgrades include whole-house paint, a new kitchen with quartz counters, two new bathrooms, new appliances, some new windows, new flooring and carpet, a newer hot water tank (2015), and a new furnace (2015). The large living room is bright and inviting, with a gas fireplace and ample natural light from the big windows. The sunny kitchen, with a great corner sink, offers a view of the kids playing in the southwest-facing backyard. The spacious formal dining room is perfect for entertaining. Located in a family-oriented community, this home is within walking distance to T&T, Superstore, schools, and restaurants. This incredible property won't last long. Hurry up and schedule your viewing today! Inclusions: N/A Property Listed By: **URBAN-REALTY.ca**

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