



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**90 COUNTRY HILLS Cove, Calgary T3K 5G8**

MLS®#: **A2162381**      Area: **Country Hills**      Listing Date: **09/12/24**      List Price: **\$475,000**  
Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1999**  
Lot Information  
Lot Sz Ar: **1,506 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,350**  
Low Sqft:  
Ttl Sqft: **1,350**

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

DOM

**7**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**  
  
Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
  
Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, See Remarks, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 9`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 7`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 11`11"</b>	<b>Living Room</b>	<b>Basement</b>	<b>18`5" x 12`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`11" x 5`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>16`0" x 6`0"</b>
<b>Foyer</b>	<b>Lower</b>	<b>10`10" x 6`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 10`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 8`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`6" x 5`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Bathroom</b>	<b>Upper</b>				

Condo Fee:  
**\$395**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d54**

Legal Desc: **9912757**

Remarks

Pub Rmks: **Bright, Open, and Airy perfectly describe this stunning 5-level townhome, nestled in a quiet and private location with a south-facing deck and yard, ideal for soaking up the sun and enjoying peaceful outdoor moments. The home welcomes you with a spacious living room featuring soaring ceilings and large windows that flood the space with natural light, creating an inviting and open atmosphere. Whether relaxing or entertaining, this room provides the perfect setting for gatherings or quiet evenings in. Overlooking the living area is the beautifully renovated eat-in kitchen, which combines both style and function. The kitchen boasts modern stone countertops, ample cabinetry for storage, and plenty of prep space for all your culinary needs. The contemporary design pairs perfectly with the open-concept layout, offering a seamless flow between the living room and kitchen, and even a charming peek-a-boo view of the city lights at night, adding a touch of elegance to your evening meals. On this level, you'll also find a convenient 2-piece bathroom and a laundry area, thoughtfully designed to maximize ease and functionality. Heading upstairs, you'll discover a spacious 4-piece bathroom and three generously sized bedrooms. The master suite offers a walk-in closet for ample storage, creating a peaceful retreat at the end of the day. Each bedroom is filled with natural light and provides enough room to cater to your personal needs, whether it's a home office, guest room, or children's space. The fully developed lower level offers even more living space, with French doors that open out to your own private, treed yard. This serene outdoor space is perfect for summer barbecues, gardening, or simply enjoying the tranquility of nature. The home is complete with a single attached garage, providing convenience and security for parking and additional storage. With neutral tones throughout and meticulous care, this property is move-in ready, allowing you to enjoy all the benefits of a well-maintained home without any updates required.**

Inclusions: **NA**  
Property Listed By: **Real Broker**

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







