



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 COUNTRY HILLS Villas, Calgary T3K 4S8**

MLS® #: **A2162959**      Area: **Country Hills**      Listing Date: **09/05/24**      List Price: **\$439,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$9k, 11-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1997**

Finished Floor Area  
 Abv Sqft: **1,186**  
 Low Sqft:  
 Ttl Sqft: **1,186**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Low Maintenance Landscape,Landscaped,Many Trees**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`9"	Bedroom - Primary	Second	13`1" x 12`1"
4pc Bathroom	Second	4`11" x 8`0"	Bedroom	Second	12`2" x 8`5"
Bedroom	Second	10`9" x 8`3"			

Legal/Tax/Financial

Condo Fee: **\$308**      Title: **Fee Simple**      Zoning: **M-CG d44**

Fee Freq:  
**Monthly**

Legal Desc: **9712179**

Remarks

Pub Rmks: **TOWNHOME with WALKOUT BASEMENT!!! Welcome to this stunning townhome in the heart of the Country Hills! This spacious and modern home offers everything you could ever want in a living space. As you enter the home, you are greeted by a bright and inviting main floor that features a large living room, a dining area, and a beautiful kitchen. The kitchen is a chef's dream, with all appliances including a stove, fridge, dishwasher, microwave, and hood fan. The sleek countertops and ample cabinet space make meal prep a breeze. One of the highlights of this home is the master bedroom, which boasts a walk-in closet that is sure to impress. Two additional bedrooms are located upstairs, perfect for children, guests, or a home office. A 4pc bathroom is also located on the upper level, ensuring everyone has their own space. The main floor also features a convenient 2-pc bathroom, perfect for guests or everyday use. The attached garage provides secure parking for your vehicle and additional storage space. Outside, you will find a charming patio area from the WALKOUT BASEMENT where you can enjoy a morning coffee or evening cocktail while taking in the sights and sounds of the bustling city. Downstairs also has a FIREPLACE! This townhome is located in a prime location, with easy access to shopping, dining, entertainment, and public transportation. Whether you are a young professional looking for a convenient place to call home or a growing family in need of more space, this townhome has it all. Don't miss out on the opportunity to make this townhome your own. Schedule a showing today and experience the luxury and convenience of city living at its finest!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Arteam Realty**

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









