



THE A-TEAM

RE/MAX FIRST

175 COUNTRY HILLS Drive, Calgary T3K5B6

MLS®#: A2165180 Area: Country Hills Listing Date: 09/13/24 List Price: \$485,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Calgary Year Built: 1998 Lot Sz Ar: 3,433 sqft
Finished Floor Area: Abv Sqft: 1,250 Low Sqft: Ttl Sqft: 1,250

DOM: 6 Layout: Beds: 3 (3) Baths: 1.5 (1 1) Style: 2 Storey
Parking: Ttl Park: 2 Garage Sz: 2

Access: Lot Feat: Back Lane, Rectangular Lot Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Heating: Forced Air Sewer: Ext Feat: Private Yard Construction: Vinyl Siding, Wood Frame Flooring: Carpet, Linoleum Water Source: Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Int Feat: Kitchen Island, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Foyer, Living Room, Bedroom, etc.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9812957

Zoning:
R-C1N

Remarks

Pub Rmks:

Nestled in the cozy and welcoming community of Country Hills, this two storey home is surrounded by mature trees providing an idyllic location to plant your roots. Offering incredible potential for those looking to put in some work and make it their own. The main floor features a generous sized living room with large windows that allow plenty of sunlight. The kitchen offers a functional layout, stainless steel appliances and a corner pantry as well as a big window overlooking the backyard. The main floor is complete with a 2 pce powder room. Upstairs, you'll find 3 bedrooms (previously 2, with a clever conversion), including a primary bedroom with a spacious walk-in closet and a full 4 pce bath. The basement has a developed room as well as laundry and awaits your ideas. The fenced yard is a great place for the kids to play. A double detached garage ensures your vehicles stay covered from the elements and offers extra storage options. The great location provides easy access to Stoney Trail and the airport. You are near several playgrounds and a vast green space, ideal for soccer or outdoor activities. Conveniently located close to grocery stores, a movie theater, Vivo, great restaurants and the public library, you'll have everything you need nearby. With a solid structure and a spacious layout this home is full of potential. It's the perfect canvas for renovation and customization and is ready for your vision!

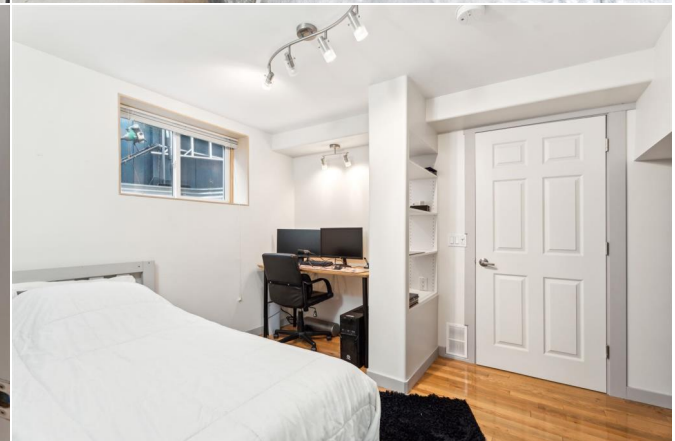
Inclusions:
Property Listed By:

**Tv mount in basement.
CIR Realty**

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









175 Country Hills Dr NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1260.23 sq ft



Main Floor
Exterior Area 862.43 sq ft

2nd Floor
Exterior Area 395.80 sq ft

Basement (Below Grade)
Exterior Area 397.17 sq ft

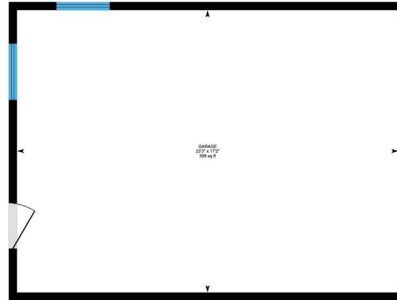
PREPARED: 2024/09/12

White regions are excluded from total floor area in QUIDOC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Garage: Excluded Area 440.27 sq ft



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