



THE
A-TEAM

**RE/MAX
FIRST**

244 COUNTRY HILLS Court, Calgary T3K 3Y9

MLS®#: **A2166661** Area: **Country Hills** Listing **09/19/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 31-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **5,715 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,701**
 Low Sqft:
 Ttl Sqft: **2,701**

DOM

75
Layout
 Beds: **5 (5)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,Landscaped,Level,Private**
 Park Feat: **Double Garage Attached,Driveway,Oversized**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bidet,Bookcases,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,Jetted Tub,No Animal Home,No Smoking Home,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`8" x 10`0"
Kitchen	Main	11`2" x 10`0"
Family Room	Main	13`0" x 14`7"
3pc Ensuite bath	Main	9`8" x 9`6"
3pc Bathroom	Main	8`3" x 6`9"
Bedroom - Primary	Second	15`2" x 14`7"

Room	Level	Dimensions
Breakfast Nook	Main	9`6" x 10`0"
Dining Room	Main	19`5" x 13`1"
Bedroom - Primary	Main	14`11" x 18`1"
Bedroom	Main	10`7" x 10`4"
Laundry	Main	6`0" x 8`4"
5pc Ensuite bath	Second	12`3" x 8`0"

Bedroom
4pc Bathroom
Game Room
2pc Bathroom

Second
Second
Basement
Basement

13`7" x 9`4"
5`0" x 8`0"
14`8" x 35`11"
5`0" x 5`10"

Bedroom
Office
Kitchen
Cold Room/Cellar

Second
Basement
Basement
Basement

12`4" x 9`5"
9`3" x 8`9"
16`11" x 18`5"
9`6" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9012257

Remarks

Pub Rmks:

Welcome to Country Hills Estates - a peaceful home nestled within a quiet community, accessible by a single road and surrounded by the Country Hills Golf Course. This spacious estate is perfect for a growing family. Located on a serene cul-de-sac, the home backs onto a green belt and is just steps away from Nose Creek Pathway and a playground. A rare opportunity, as homes in this sought-after location seldom come to market! Upon entering, you're welcomed by vaulted ceilings and an open design that seamlessly connects the living spaces. The kitchen, featuring updated stainless steel appliances and granite countertops, overlooks a large dining area, a cozy family room with a gas fireplace, and a wet bar - perfect for entertaining. The main floor features a unique primary bedroom with a large curbless ensuite shower. There's an additional bedroom that can be used as a home office, along with a three-piece bathroom complete with a steam shower. The convenient main-floor laundry room, equipped with a newer washer and dryer, is located next to the garage entrance. Upstairs, you'll find another spacious primary bedroom with a five-piece ensuite and a walk-in closet, plus a four-piece bathroom and two additional large bedrooms. The finished basement includes a generous sized rec room with a wood-burning fireplace, an office, and a secondary prep kitchen designed for hosting large family gatherings. A standout feature is the walk-up staircase from the basement, with the possibility of potentially adding a secondary suite, subject to approval and permitting by the city which leads directly to the oversized double garage! The exterior of the home has been well maintained, with beautiful landscaping, a welcoming front porch, and a backyard deck equipped with a BBQ gas line - perfect for summer evenings outdoors. Conveniently located between Beddington Trail and Country Hills Blvd, with quick access to Deerfoot and Stoney Trails, this home offers an ideal NW location. Don't miss out - call today to schedule a showing!

Inclusions:
Property Listed By:

Granite Kitchen Table and Chairs, Basement: Fridge, Dishwasher, Stove, Fridge in Garage, Alarm System and Cameras, All TV's and Wall Mounts
Real Broker

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











