

46 COUNTRY HILLS Heights, Calgary T3K 5G4

MLS®#:	A2171946	Area:	Country Hills	Listing Date:	10/10/24	List Price: \$620,000
Status:	Active	County:	Calgary	Change:	-\$30k, 21-Oct	Association: Fort McMurray



General Information				DOM	
Prop Type:	Residential			<u>DOM</u> 42	
Sub Type:	Detached			Layout	
City/Town:	Calgary	Finished Floor Ar	ea	Beds:	3 (2 1)
Year Built:	1999	Abv Sqft:	1,076	Baths:	3.0 (3 0)
Lot Information		Low Sqft:		Style:	Bungalow
Lot Sz Ar:	3,487 sqft	Ttl Sqft:	1,076		
Lot Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	1
Access:				-	
Lot Feat: Back Lane,Cul-De-Sac,Few Trees,Low Maintenance Landscape,Paved Park Feat: Heated Garage,Single Garage Detached					

Utilities and Features

Roof: Heating: Sewer:	Asphalt In Floor,Forced Air,Natural Gas		Construction: Vinyl Siding,Wood Frame Flooring:	Vinyl Siding,Wood Frame				
Ext Feat: Garden,Private Entrance			Ceramic Tile,Hardwood,Linoleum Water Source:					
			Fnd/Bsmt: Poured Concrete					
Kitchen Appl: Int Feat: Utilities:	· · ·	Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer Ceiling Fan(s),No Animal Home,No Smoking Home						
			Room Information					
Room Kitchen Living Room Family Room Laundry Bedroom - Prin Bedroom 4pc Bathroom	Level Main Main Basement Basement nary Main Basement Main	Dimensions 15`10" x 7`7" 8`8" x 8`7" 21`0" x 17`11" 5`7" x 3`5" 12`0" x 10`11" 15`7" x 10`11" 8`1" x 5`0"	Room Dining Room Breakfast Nook Laundry Kitchenette Bedroom 3pc Bathroom 4pc Ensuite bath	<u>Level</u> Main Basement Main Basement Main Basement Main	Dimensions 12`6" x 10`2" 9`4" x 7`8" 3`0" x 3`0" 10`3" x 8`1" 9`11" x 9`0" 8`2" x 5`11" 9`2" x 4`11"			

Foyer	Main	8`8" x 8`7"	Laundry Legal/Tax/Financial	Main	3`0" x 4`0"		
Title: Fee Simple Legal Desc:	9911912	Zoning: R-CG					
5			Remarks				
Pub Rmks: Inclusions: Property Listed By:	This IMMACULATELY MAINTAINED WALKOUT BUNGALOW with a FULLY DEVELOPED LEAGAL SUITE, 2 LAUNDRY ROOMS, CENTRAL AIR CONDITIONING and a HEATED GARAGE radiates pride of ownership throughout! Featuring 3 bedrooms and 3 bathrooms, the home is ideal for downsizing or as an investment opportunity. Upon entering this well-kept home, you are greeted with a spacious entryway and a light and bright living space with a cozy gas fireplace. The kitchen showcases crisp white cabinetry, ample counter space with a built-in breakfast bar, and a designated dining area. The main level has hardwood and linoleum throughout and offers 2 bedrooms, with the Master Bedroom boasting a Walk-In Closet & 4-piece En-Suite. The additional bedroom is perfect for guests, or an at-home office. The Fully Finished walkout basement with a LEGAL SUITE includes HEATED TILE FLOORING and a full sized additional SECOND KITCHEN - perfect for entertaining or shared accommodations. Boasting an open concept recreational area, laundry room, 3-piece bathroom, storage space and a 3rd BEDROOM. Enjoy the low-maintenance, fully fenced backyard, and the HEATED GARAGE. Just minutes away from all amenities & walking distance to schools, parks, shopping & public transit. Tremendous value at an unbeatable price! Refrigerator in basement, electric stove in basement, washer & dryer in basement, dishwasher in basement. RE/MAX Realty Professionals						

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







