



THE
A-TEAM

**RE/MAX
FIRST**

46 COUNTRY HILLS Heights, Calgary T3K 5G4

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



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1999** Abv Sqft: **1,076**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,487 sqft** Ttl Sqft: **1,076**
 Lot Shape:

DOM

11
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

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: **Asphalt** Construction: **Vinyl Siding,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`10" x 7`7"	Dining Room	Main	12`6" x 10`2"
Living Room	Main	8`8" x 8`7"	Breakfast Nook	Basement	9`4" x 7`8"
Family Room	Basement	21`0" x 17`11"	Laundry	Main	3`0" x 3`0"
Laundry	Basement	5`7" x 3`5"	Kitchenette	Basement	10`3" x 8`1"
Bedroom - Primary	Main	12`0" x 10`11"	Bedroom	Main	9`11" x 9`0"
Bedroom	Basement	15`7" x 10`11"	3pc Bathroom	Basement	8`2" x 5`11"
4pc Bathroom	Main	8`1" x 5`0"	4pc Ensuite bath	Main	9`2" x 4`11"

Foyer Main 8`8" x 8`7" Laundry Main 3`0" x 4`0"
Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **9911912**

Zoning:
R-CG

Remarks

Pub Rmks: **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!**

Inclusions: **Refrigerator in basement, electric stove in basement, washer & dryer in basement, dishwasher in basement.**
Property Listed By: **RE/MAX Realty Professionals**

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







