



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 COUNTRY HILLS Way, Calgary T3K 4W3**

MLS® #: **A2178482**      Area: **Country Hills**      Listing Date: **11/12/24**      List Price: **\$650,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **4,251 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,033**  
 Low Sqft:  
 Ttl Sqft: **1,033**

DOM

**21**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Irregular Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Vinyl Siding**  
 Flooring: **Linoleum,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Oven,Range,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Chandelier,High Ceilings,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	17`2" x 16`11"	Dining Room	Second	9`3" x 14`2"
Kitchen	Second	8`5" x 10`4"	4pc Bathroom	Second	4`11" x 10`9"
Bedroom	Second	8`8" x 10`5"	Living Room	Main	12`5" x 15`0"
Family Room	Basement	11`9" x 17`4"	Bedroom	Basement	11`8" x 9`3"
3pc Bathroom	Basement	6`7" x 11`10"	Storage	Basement	11`7" x 14`3"

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-CG**

**9712120**

Remarks

Pub Rmks: **OPEN HOUSE Sunday Nov 24, 12-2pm. Welcome to this warm and welcoming 3-bedroom, 2-bathroom, 4-level split home that has it all: space, style, and an impressive list of modern upgrades! Located in the family-friendly neighbourhood of Country Hills, this home is located directly near baseball diamonds, soccer fields, and the Country Hills Golf Course. This home is ready for you to move in and enjoy. As you enter, you'll be captivated by the airy, open layout and vaulted ceilings in the kitchen dining and living areas, creating a warm, inviting atmosphere for gatherings. The kitchen features a brand-new dishwasher, new built-in microwave, and a spacious dining area. Walk onto a large deck with stylish interlocking tiles directly from the kitchen, perfect for entertaining or relaxing. This outdoor space overlooks the large yard, ready for your green thumb. The lower covered patio, built out beautifully with stamped concrete is complete with a hot tub, privacy screen, and a beautifully designed surround deck. The master suite is an oasis, located on its own level for ultimate privacy, and boasts a generous walk-in closet. Just a few steps down you will find a full bathroom and second bedroom. Downstairs, you'll find a versatile walk-out basement that includes a third bedroom (or office), a cozy family room, a full bath, and a well-equipped laundry area with a brand-new washer. Car lovers and tech enthusiasts will appreciate the double garage and advanced home wiring for audio and video setups. The mechanical room is fully upgraded with a new furnace, water heater, AC, humidifier (all in 2023), plus an Ecobee thermostat and two load misers dedicated to the hot tub/AC and electric car charger. Additional upgrades include stylish new exterior light fixtures, master bedroom chandelier, USB (A and C) outlets, app controlled wifi garage door, in-ceiling speakers and the roof was redone 7 years ago. This home is truly a rare find, offering not only a modern and luxurious living space but also unbeatable proximity to recreational activities. Don't miss out—book a showing today and see this exceptional property for yourself!**

Inclusions: **Tv wall mount in primary bedroom, Sonos connect amps in kitchen, see additional documents for items that can be added in.**

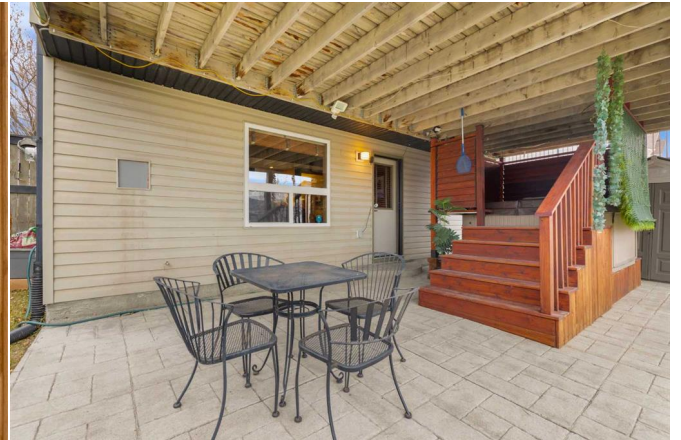
Property Listed By: **Real Broker**

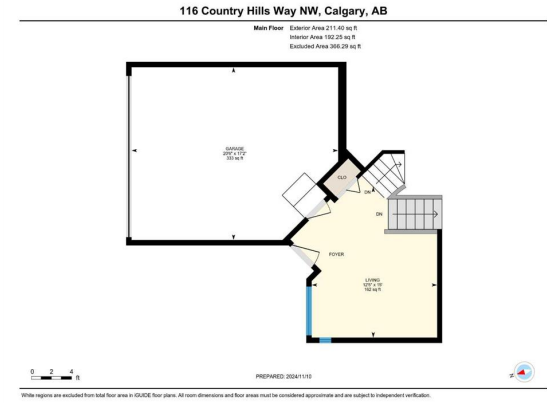
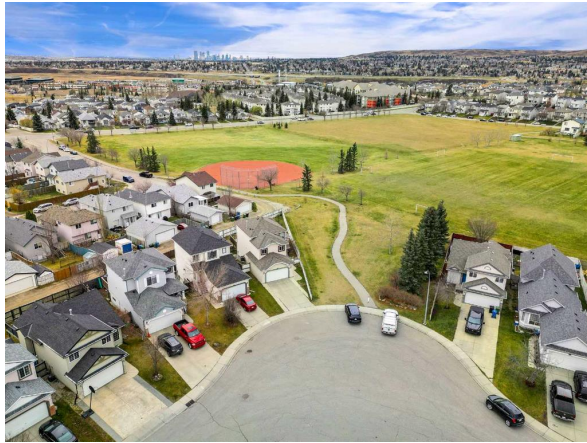
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











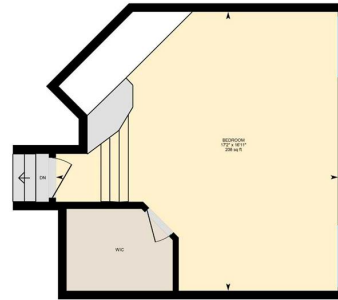
**116 Country Hills Way NW, Calgary, AB**

2nd Floor Exterior Area 329.09 sq ft  
Interior Area 408.99 sq ft



**116 Country Hills Way NW, Calgary, AB**

3rd Floor Exterior Area 202.85 sq ft  
Interior Area 207.02 sq ft



**116 Country Hills Way NW, Calgary, AB**

Basement (Below Grade) Exterior Area 670.08 sq ft  
Interior Area 610.74 sq ft

