



THE
A-TEAM

**RE/MAX
FIRST**

123 COUNTRY HILLS Villas, Calgary T3K 4S8

MLS®#: **A2179635** Area: **Country Hills** Listing Date: **11/18/24** List Price: **\$419,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1997**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,188**
 Low Sqft:
 Ttl Sqft: **1,188**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`11" x 8`6"
Living Room	Main	17`2" x 10`10"
Entrance	Main	7`2" x 4`1"
Bedroom	Second	8`5" x 10`10"
Bedroom - Primary	Second	12`1" x 13`1"

Room	Level	Dimensions
Dining Room	Main	8`4" x 5`4"
2pc Bathroom	Main	4`11" x 4`9"
4pc Bathroom	Second	4`11" x 8`1"
Bedroom	Second	8`5" x 12`2"
Walk-In Closet	Second	6`5" x 6`5"

Legal/Tax/Financial

Condo Fee:
\$311

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9712179**

Remarks

Pub Rmks: **This 2 Storey townhouse is featuring 3 Beds 1.5 Baths within 1188sq. ft. of open concept living space in Country Hills Community. Open Concept floor plan throughout the Kitchen, Living Room, and Dining Room plus a half bath. The upper level features a Master Bedroom w/ a walk-in closet and 2 other comfort-sized Bedrooms, plus a 4 pc Bath. South-west facing Backyard w/ Patio has all days full of the natural lights all the way to your living room. This home also comes with a Single attached Garage which has a 240V PLUG-IN for EV!!!! Convenient Location in the community: Steps from playground, park and public transit. Minutes to Shopping center, Vivo Rec center, Restaurants, Golf, and Many More Amenities! Easy access to Stoney Trail & Deerfoot Trail for Airport, Crossiron Mills, etc. Don't miss this great opportunity for this move in ready sweet home.**

Inclusions:
Property Listed By: **N/A**
Homecare Realty Ltd.

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







