



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**449 COUNTRY HILLS Place, Calgary T3K 4S3**

MLS® #: **A2182166**

Area: **Country Hills**

Listing Date: **12/06/24**

List Price: **\$549,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,196 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,350**  
Low Sqft:  
Ttl Sqft: **1,350**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency, Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`1"</b>	<b>Dinette</b>	<b>Main</b>	<b>9`11" x 7`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`1" x 11`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 7`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 9`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`8" x 11`8"</b>			

Title:  
**Fee Simple**  
Legal Desc:

**9710877**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Located in a quiet cul-de-sac and just minutes from playgrounds, parks, shopping, and more, this 2-storey home is an ideal choice for first-time buyers. Offering great value under \$550K, it comes complete with a welcoming front porch, a spacious backyard, and a double garage. Upon entering, you'll be greeted by a foyer with high ceiling. To the left, a versatile (family) room awaits—perfect as an office, hobby room, guest room, or play area for the kids. The open-concept main floor features a kitchen, dining area, and living room that overlook the backyard, creating a great space for entertaining. A convenient ½ bath is also located on the main floor for added ease. Upstairs, the master bedroom is generously sized and bathed in natural light. Two additional bedrooms, facing the quiet backyard, are ideal for children. The full bathroom on this level is shared between the bedrooms. The unfinished basement offers great potential to add extra living space, whether you want to create another bedroom, family room, or both. Recent updates include brand new vinyl plank flooring on the main floor, which provides a stylish and low-maintenance finish. The home has been thoroughly cleaned and is ready for you to move in and make it your own. Don't miss out on this fantastic opportunity!**

Inclusions:  
Property Listed By: **Premiere Realty Direct**

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











