



THE
A-TEAM

**RE/MAX
FIRST**

1158 COUNTRY HILLS Circle, Calgary T3K4W9

MLS®#: **A2182241**

Area: **Country Hills**

Listing Date: **12/05/24**

List Price: **\$564,500**

Status: **Pending**

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: **3,207 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Alley Access,Off Street,On Street,Parking Pad**

DOM

16
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Kitchen	Main	10`4" x 13`7"
Living Room	Main	21`4" x 12`11"
Bedroom	Main	10`0" x 10`9"
Family Room	Lower	19`8" x 24`3"

Room	Level	Dimensions
4pc Bathroom	Lower	
Dining Room	Main	10`6" x 9`1"
Bedroom - Primary	Main	12`11" x 12`9"
Bedroom	Lower	11`10" x 13`8"
Kitchen	Lower	19`11" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9712649

Zoning:
R-CG

Remarks

Pub Rmks: **OPEN HOUSES Sat. Dec 14, 1-3pm and Sunday 1-3:30pm. Bright, Beautiful and Clean! You're welcomed into this lovely, spacious home by a vaulted ceiling and bright Bay window in the main living area. It's freshly painted in neutral colors so you can just move in and enjoy! The spacious kitchen has Corian countertops and a handy pantry. Beautiful luxury vinyl plank flooring throughout the main living area makes for super easy maintenance and durability. Step out the patio doors from the dining area to your brand new deck done with pressure treated lumber and do some barbecuing or enjoy your morning coffee. With over 1960 sq. ft. of living space you have the potential of shared living arrangements with a second kitchen in the bright lower level (Illegal suite). The backyard has room for a double garage and the current zoning (R-CG) also allows for a carriage house suite over it! The furniture and firepit are negotiable. New shingles were installed in 2019.**

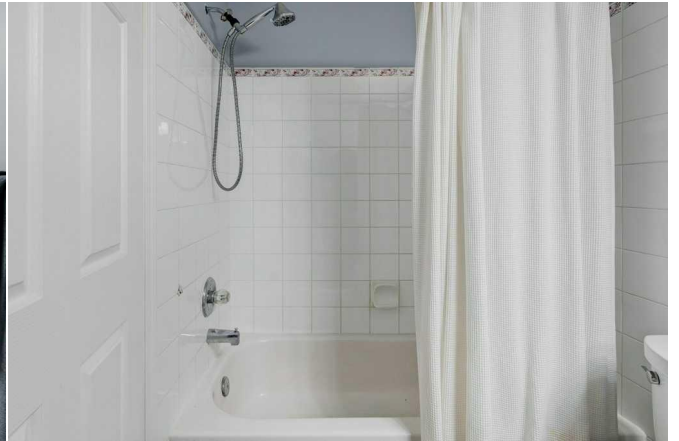
Inclusions: **Garden Shed, second refrigerator and second stove.**

Property Listed By: **Century 21 Bamber Realty LTD.**

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









1158 Country Hills Cir NW, Calgary, AB

Basement (Below Grade) Exterior Area 148.63 sq ft
Interior Area 821.40 sq ft

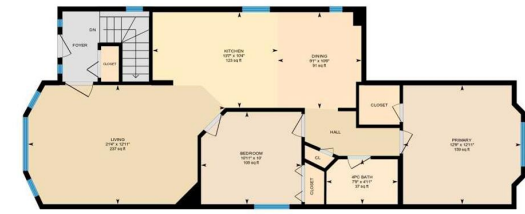


0 4 8
PREPARED: 2024/12/05

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1158 Country Hills Cir NW, Calgary, AB

Main Floor Exterior Area 1015.28 sq ft
Interior Area 928.61 sq ft



0 4 8
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