



THE
A-TEAM

**RE/MAX
FIRST**

161 COUNTRY HILLS Way, Calgary T3K 4W4

MLS®#: **A2186748**

Area: **Country Hills**

Listing Date: **01/09/25**

List Price: **\$584,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **3,444 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 12`0"
Dining Room	Main	10`5" x 8`2"
Laundry	Basement	9`6" x 4`10"
Bedroom	Upper	9`11" x 9`2"
Bedroom	Basement	10`2" x 8`2"
2pc Bathroom	Main	7`2" x 2`9"

Room	Level	Dimensions
Kitchen	Main	11`0" x 10`6"
Family Room	Basement	15`3" x 9`9"
Bedroom - Primary	Upper	13`1" x 10`9"
Bedroom	Upper	10`3" x 9`3"
4pc Bathroom	Upper	7`8" x 4`11"
3pc Bathroom	Basement	12`0" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9913130

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this beautiful and well kept 2 storey home built by Carolina Homes in the well-established community of Country Hills. This family home has full fresh coat of paint. The main floor features an open living room with large windows and gleaming hardwood flooring , bright kitchen with lots of cabinets, corner pantry , tons of counter space , , dining room and a 2pc bathroom. Upstairs has 3 bedrooms featuring a huge walk-in closet, 2 additional bedrooms, and main full bath. The fully finished basement has another full bathroom, family room, bedroom , and laundry/utility room .RECENT UPGRADES ; INSTALLED COMPOSITE DECK (2021) and COMPOSITE FRONT PORCH (2024); APHALT SHINGLES including garage(2022), REPLACED VINYL SIDINGS (2024 - Rear/ Right side only) ; WATER HEATER (2017), FURNACE Professionally Cleaned (2024). A great location tucked away in a quite area, steps away from restaurants, shopping , playground, park , great access to major bus routes , supermarket, close to school, few minutes drive to recreation centre, library, and all other amenities. Call today for your private view.**

Inclusions: **TV wallmount ;**
Property Listed By: **First Place Realty**

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









