

103 COUNTRY HILLS Villas, Calgary T3K 4S8

MLS® #: **A2196656** Area: **Country Hills** Listing Date: **02/24/25** List Price: **\$414,900**
 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: **Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn,Level**
 Park Feat: **Additional Parking,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,160**
 Low Sqft:
 Ttl Sqft: **1,160**

DOM

-0
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: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Kitchen Island,Open Floorplan,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 16`2"	Kitchen	Main	8`4" x 7`10"
2pc Bathroom	Main	9`11" x 18`11"	Bedroom - Primary	Main	11`10" x 13`1"
Bedroom	Main	8`4" x 12`1"	Bedroom	Main	8`4" x 12`1"
4pc Bathroom	Main	8`2" x 4`10"			

Legal/Tax/Financial

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9712179**

Remarks

Pub Rmks: **Welcome to Country Hills Villas! This beautifully maintained 3-bedroom townhouse with a single attached garage is ideally located close to schools, shopping, transportation, major roadways, a golf course, and all amenities. Step inside to an open-concept layout featuring a spacious living and dining area with patio doors leading to your private deck. The kitchen offers a center island and stainless steel appliances, making it both stylish and functional. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet. A full bathroom completes the upper level. The partially finished basement is framed, drywalled, and roughed in for a full bathroom—with included hardware—just awaiting your final touches. There's also a versatile games/theater area ready to be customized to your needs. Additional features include lower-level laundry, ample storage, low condo fees, radon mitigation, and much more! Don't miss this fantastic opportunity!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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





