



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 COUNTRY HILLS Gardens, Calgary T3K 5G1**

MLS® #: **A2205643**

Area: **Country Hills**

Listing Date: **03/26/25**

List Price: **\$505,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2000**

Lot Information

Lot Sz Ar:

**2,335 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,000**

Low Sqft:

Ttl Sqft:

**2,000**

DOM

**25**

Layout

Beds:

**2 (2 )**

Baths:

**3.0 (2 2)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Landscaped,Low Maintenance Landscape,Rectangular Lot Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**

Int Feat:

**Pantry,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`10" x 22`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`5" x 21`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`1" x 6`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`2" x 7`10"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 9`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>10`7" x 21`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 13`3"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`3" x 8`2"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>2`11" x 6`0"</b>

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$513		Fee Simple		M-CG
		Fee Freq:		
		Monthly		
Legal Desc:	0012322			
		Remarks		
Pub Rmks:	<p>Welcome to The Fairway Vistas, a quiet complex nestled in the vibrant NW community of Country Hills. This beautifully maintained semi-detached home offers updated windows, over 2,000 sq. ft. of living space, featuring two spacious primary bedrooms, 2.2 baths, a double attached garage, and a fully finished walk-out basement. Step inside to a bright and airy living room, where large windows fill the space with natural light, and a cozy gas fireplace creates a warm and inviting atmosphere. The well-appointed kitchen boasts classic wood cabinetry, ample storage, white appliances, and a separate pantry for added convenience. Adjacent to the kitchen, the dining area provides the perfect setting for family meals, with sliding doors leading to a spacious balcony—ideal for summer BBQs and outdoor relaxation. Upstairs, you'll find two generously sized bedrooms, each complete with a large walk-in closet and a private 4-piece ensuite, offering ultimate comfort. The fully finished walk-out basement expands your living space with a versatile recreation room and an additional 2-piece bath. Step outside to a private patio and low-maintenance backyard, perfect for unwinding or entertaining guests. The garage sits on a driveway providing parking for multiple vehicles. Located in a family-friendly neighborhood, this home is close to schools, shopping centers, restaurants, playgrounds, and more. Don't miss this incredible opportunity to own a beautiful home in one of NW Calgary's most desirable communities. Schedule your private showing today!</p>			
Inclusions:	TV Mounts			
Property Listed By:	2% Realty			

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

















