

\$799,000 - 29 Country Hills Green Nw, Calgary

MLS® #A2138620

\$799,000

6 Bedroom, 4.00 Bathroom, 2,120 sqft
Residential on 0.11 Acres

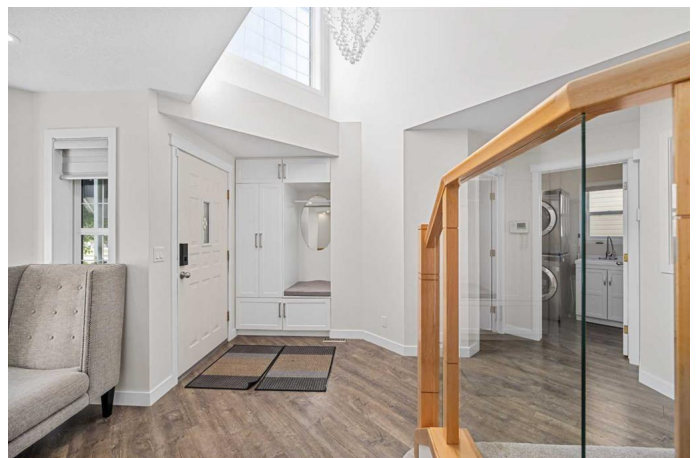
Country Hills, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 8TH FROM 3-6PM ,and JUNE 9TH, FROM 1-3PM.

Welcome to this FULLY RENOVATED gem with A WALK-OUT BASEMENT in the desirable Country Hills community in Calgary. As you enter, you are greeted by a high-ceiling foyer adorned with a beautiful chandelier, and bathed in natural light streaming through expansive windows. Elegant GLASS RAILINGS line the stairwell, enhancing the modern aesthetic. The gourmet kitchen exudes luxury with custom mullion cabinetry and a cozy breakfast nook surrounded by large windows. Step outside to a private balcony equipped with a BBQ gas line for outdoor dining.

The main level boasts BUILT-IN SPEAKERS, a family room with a gas fireplace and stylish accent wall, and a dining room illuminated by designer lighting. Additionally, there's a versatile FLEX ROOM and a main floor laundry area with a 2-piece bathroom. Upstairs, the master bedroom offers a serene retreat with a spacious CUSTOM WALK-IN CLOSET with built-in organizers, and a SPA-LIKE 5-PIECE ENSUITE with in-floor heating. Large windows provide great views and abundant natural light. Two additional bedrooms on this level also benefit from ample lighting and share a full bathroom with in-floor heating.

The walk-out basement features a well-appointed illegal SUITE, complete with three bedrooms, a quaint kitchen with quartz



countertops, an electric cooktop, fridge, and an additional washer and dryer set. This illegal suite has been successfully used as an Airbnb, generating SUBSTANTIAL INCOME due to its close proximity to the airport. The private backyard includes a concrete patio and landscaping, with ALLEY ACCESS that offers POTENTIAL RV PARKING. Major renovations in 2018 include a new roof, hot water tank, and a high-efficiency furnace. Conveniently located within walking distance to T&T Supermarket, Country Hills Golf Club, North Trail High School, and several shopping centers like Home Depot and Canadian Tire; Very close to 2 major highway Stoney Trails and Deerfoot Trail this home is perfect for those who value both luxury and convenience. If you're ready to embrace a lifestyle where you can enjoy a 5 AM tee time and still get back to your daily routine by 8 AM, this is the home for you! Call your favorite realtor to schedule a viewing today.

Built in 1998

Essential Information

MLS® #	A2138620
Price	\$799,000
Sold Price	\$860,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,120
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	29 Country Hills Green Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4Y4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener

Interior

Interior Features	Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 10th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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