

\$765,000 - 7 Country Hills Park Nw, Calgary

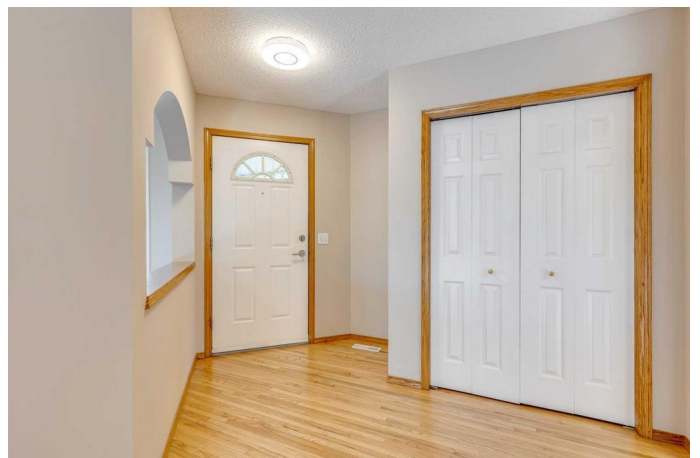
MLS® #A2138793

\$765,000

3 Bedroom, 4.00 Bathroom, 1,992 sqft
Residential on 0.13 Acres

Country Hills, Calgary, Alberta

****Open House, Sunday, June 16th from 1:00-3:00pm**** A great opportunity awaits! With over 2,910 sq ft of developed space, this SW facing, 3 bedroom + 3.5 bath home with double attached garage & developed basement located beside a green space/walking path in family-oriented Country Hills has plenty to offer. Walking in, the foyer offers a nice transition to the rest of the main floor; with an all important flex room being the first thing you notice (perfect for a home office, formal dining, or kidâ€™s play area) before opening up to the majestic living room with a full 2 storey tall ceiling height & a gas fireplace with a dramatic full height surround serving as a focal point. Seamlessly connected nearby, the dining area & spacious kitchen is ready for any occasion being well equipped with plenty of shaker cabinetry, corner pantry & a lovely central island with built-in breakfast bar. Just a sliding patio door away, the generous deck (with low maintenance aluminum railings w/ glass inserts) provides ample room for outdoor furniture & a BBQ â€“ all perfect for quality family time & entertaining guests alike when paired with the useable sunny fully fenced backyard. A half bath & a conveniently located laundry room/mudroom finish things off on the main floor. As the perfect retreat, the 2nd floor offers a 4-pc full bathroom, 2 well-sized bedrooms, & a large master suite ready to pamper with a 5-pc ensuite bath (separate shower & bathtub, dual vanities, & an enclosed toilet area) & dual closets (with one



being a walk-in closet). Optimizing the space further, a built-in workstation area between the 2 secondary bedrooms offers the perfect spot for work or play. Heading downstairs, the developed basement reveals a nice bonus room along with an extra 4-pc full bathroom & a vast rec area that is ready for movie time, being a gym, your other hobbies, or all of them together! Notable features include; fresh paint throughout, refinished hardwood flooring, brand new carpet on the main & upper floors, central AC, & plenty of windows to admire the beautiful green space nearby. Beyond the home, be spoiled by being next to a walking path that takes you to the surrounding Country Hills Golf Course, Nose Creek Parkway, & the many amenities that Harvest Hills Shopping Centre has to offer (T&T Supermarket, Canadian Brewhouse, & Rexall drugstore just to name a few!). Schools, transit, & additional shopping/amenities/movie theatre/Vivo rec centre/library within the Country Hills shopping area are all nearby while Beddington Tr, Country Hills Blvd, Stoney Tr, & Deerfoot Tr are all a short drive away. With so much to offer inside & out, this well balanced home is ready for you today!

Built in 1999

Essential Information

MLS® #	A2138793
Price	\$765,000
Sold Price	\$770,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,992
Acres	0.13
Year Built	1999

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7 Country Hills Park Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Level, Pie Shaped Lot, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 19th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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