

# \$519,900 - 17 Country Hills Bay Nw, Calgary

MLS® #A2160147

**\$519,900**

3 Bedroom, 2.00 Bathroom, 1,277 sqft

Residential on 0.08 Acres

Country Hills, Calgary, Alberta

Nestled in the highly sought-after community of Country Hills, this charming detached home offers a perfect blend of comfort and convenience. Situated on a quiet street, this well-maintained residence is ideal for family living. This stunning home features an open-concept layout that maximizes space and natural light. The generously sized living room, adorned with large windows, creates a bright and welcoming ambiance. The seamless flow from the living room to the dining area makes it an ideal space for entertaining guests or enjoying a quiet evening at home. The well-appointed kitchen offers ample cabinetry, a dining area that overlooks the beautifully maintained backyard garden and a half bathroom with your in suite laundry complete this level. Step outside to the private backyard, where you can enjoy your morning coffee or unwind after a long day. The patio provides a peaceful outdoor space with a deck and lovely views of the surrounding greenery, flowers enhancing the serene environment. Upstairs, you'll find three generously sized bedrooms and an oversized 4-piece bathroom. The unfinished basement presents endless possibilities for customization, allowing you to create additional living space tailored to your needs. As an added bonus, all furniture and plants can be included in the sale price, additional features include newer roof, 20 X 20 gravel pad and so much more. This home has been meticulously maintained and cherished by its owners for the past 25 years. Country



Hills is a vibrant community known for its family-friendly atmosphere, excellent schools, and proximity to shopping, dining, and recreational amenities. Located just 10 minutes from the Calgary International Airport and within walking distance to T&T Supermarket, this home offers exceptional convenience. Residents also enjoy access to nearby parks, golf courses, and walking paths, all while being close to major roadways for easy commuting. This property presents a fantastic opportunity to settle in one of Calgary's most desirable, well-established neighborhoods with the potential to add your personal touch. Don't miss the rare chance to make 17 Country Hills Bay NW your new home!

Built in 1998

**Essential Information**

MLS® #	A2160147
Price	\$519,900
Sold Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,277
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	17 Country Hills Bay Nw
Subdivision	Country Hills
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 4Y6

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Oven, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden
Lot Description	Lawn, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 23rd, 2024
Date Sold	October 3rd, 2024
Days on Market	41
Zoning	R-C1N
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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