

\$620,000 - 46 Country Hills Heights Nw, Calgary

MLS® #A2171946

\$620,000

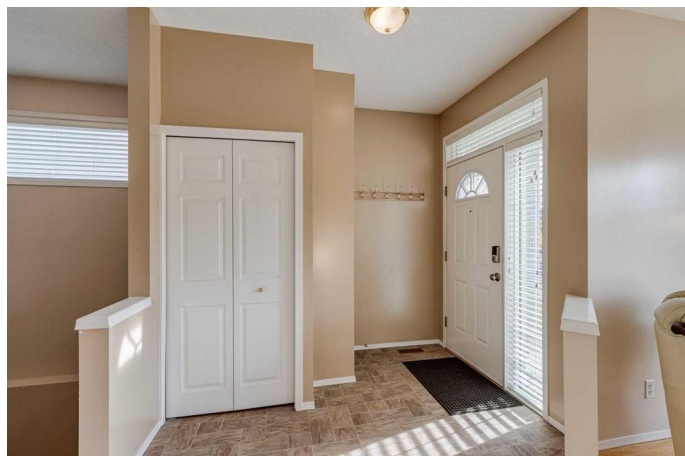
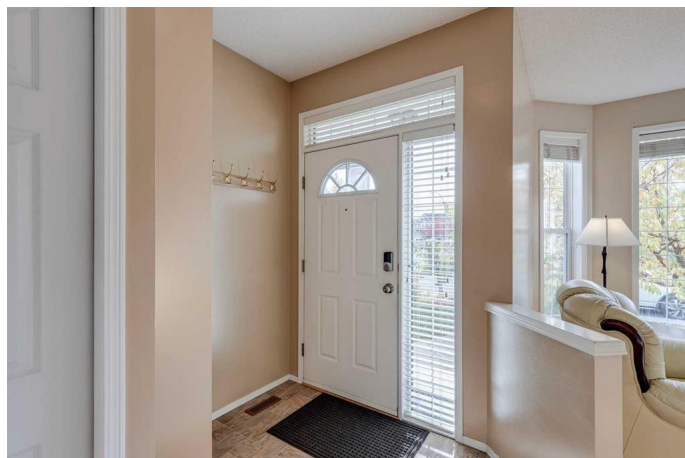
3 Bedroom, 3.00 Bathroom, 1,076 sqft

Residential on 0.08 Acres

Country Hills, Calgary, Alberta

This IMMACULATELY MAINTAINED WALKOUT BUNGALOW with a FULLY DEVELOPED LEAGAL SUITE, 2 LAUNDRY ROOMS, CENTRAL AIR CONDITIONING and a HEATED GARAGE radiates pride of ownership throughout! Featuring 3 bedrooms and 3 bathrooms, the home is ideal for downsizing or as an investment opportunity. Upon entering this well-kept home, you are greeted with a spacious entryway and a light and bright living space with a cozy gas fireplace. The kitchen showcases crisp white cabinetry, ample counter space with a built-in breakfast bar, and a designated dining area. The main level has hardwood and linoleum throughout and offers 2 bedrooms, with the Master Bedroom boasting a Walk-In Closet & 4-piece En-Suite. The additional bedroom is perfect for guests, or an at-home office. The Fully Finished walkout basement with a LEGAL SUITE includes HEATED TILE FLOORING and a full sized additional SECOND KITCHEN – perfect for entertaining or shared accommodations. Boasting an open concept recreational area, laundry room, 3-piece bathroom, storage space and a 3rd BEDROOM. Enjoy the low-maintenance, fully fenced backyard, and the HEATED GARAGE. Just minutes away from all amenities & walking distance to schools, parks, shopping & public transit. Tremendous value at an unbeatable price!

Built in 1999



Essential Information

MLS® #	A2171946
Price	\$620,000
Sold Price	\$616,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,076
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	46 Country Hills Heights Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5G4

Amenities

Parking Spaces	2
Parking	Heated Garage, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Range Hood, Washer
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Cul-De-Sac, Few Trees, Low Maintenance Landscape, Paved
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	December 12th, 2024
Days on Market	63
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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