# \$474,999 - 96 Country Hills Cove Nw, Calgary

MLS® #A2208075

### \$474,999

3 Bedroom, 3.00 Bathroom, 1,366 sqft Residential on 0.05 Acres

Country Hills, Calgary, Alberta

Move-In Ready End Unit Townhome with Walk-Out Basement in Country Hills Cove!

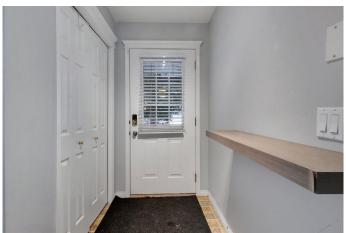
Welcome to this bright and spacious 3-bedroom, 2.5-bathroom end-unit townhome with a fully finished walk-out basement, located in the sought-after, family-friendly community of Country Hills Cove.

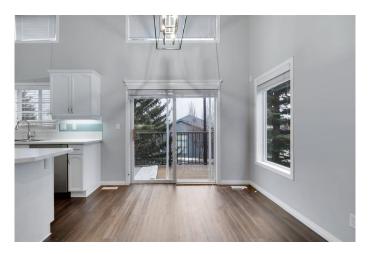
This home offers over 1,300 sq. ft. of comfortable living space and is nestled in a quiet, mature neighbourhoodâ€"just steps from a football field, daycares, and surrounded by convenient amenities including T&T Supermarket, restaurants, and local shops. Enjoy easy access to Deerfoot Trail, 14th Street, and the Calgary International Airport, plus scenic views of downtown from 2 of the bedrooms.

#### Main Features:

Chef-Inspired Kitchen with soaring ceilings, large windows, a walk-in corner pantry, ample counter space, and TWO gas burnersâ€"perfect for home cooks who love to entertain. Private Deck off the kitchenâ€"ideal for BBQs and outdoor dining. Bright Upper-Level Living Room with stylish laminate hardwood flooring and tons of natural light. Â Upper level boast a Spacious Master Bedroom with a 5-piece ensuite and a generous closet. Two Additional Bedrooms on the same level, ideal for kids, guests, or a home office.







Â Fully Finished Walk-Out Basement with a cozy family room and direct access to your private backyardâ€"perfect for family fun or relaxing evenings

Enjoy the calm of a quiet street while still being close to everything you need. With great walkability, public transit access, and nearby green spaces, this home checks all the boxes for families, first-time buyers, or anyone looking to upsize into a welcoming community.

Don't miss your chance to own this fantastic end-unit in Country Hills—book your private showing today!

Built in 1999

# **Essential Information**

MLS® # A2208075 Price \$474,999

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,366
Acres 0.05

Year Built 1999

Type

Sub-Type Row/Townhouse

Style 4 Level Split

Status Active

# **Community Information**

Address 96 Country Hills Cove Nw

Residential

Subdivision Country Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K5G8

# **Amenities**

Amenities Parking, Trash

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Separate Entrance

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood

Fan, Oven, Refrigerator, Washer, Window Coverings, Built-In Electric

Range

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

# **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Lawn

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 2nd, 2025

Days on Market 37

Zoning M-C1

# **Listing Details**

Listing Office eXp Realty

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