

# \$568,000 - 131 Country Hills Drive Nw, Calgary

MLS® #A2213258

**\$568,000**

3 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.08 Acres

Country Hills, Calgary, Alberta

Open House SUNDAY APR. 27-This 2 storey is Immaculate and well cared for over 1,700" sq. ft. of developed living space fully completed lower level. Front porch faces east for your morning coffee. 3 bedrooms, 3 baths, Hardwood maple flooring in sunny living room with gas fireplace-decorative black tile surround. Open to kitchen-Oak cabinets with White appliances- Fridge, Flat top stove, Microwave hood fan and dishwasher. Great size pantry. Watch your children play in the sunny West yard. Patio door to freshly stained deck (14'.3" x 20'0"). 2pc powder room on main. Follow Newer (2022) carpeted stairs to Upper level, Large window allows for loads of natural light, Primary bedroom faces East and has a walk in closet with organizer. 2 other good size bedrooms and a 4pc bath. Lower level is complete with den/flex room, Laminate flooring and carpet, Family room currently used as a gym, extra storage and a 3pc bath. Larger utility room with full size washer & dryer. Double garage ( 19'0"x20'0")insulated, window and garage door opener. Stone retaining wall, and grass area for children to play, fully fenced. New Roof in 04/15/25, mid May eavestroughs and downspouts to house and garage will be replaced. This home is located close to parks, shopping centers, schools and easy access to major routes. Most importantly a Day care 100m up the street. This beautiful Home offers Comfort , Convenience and Excellent Value! flooring in sunny living room with gas fireplace-decorative



black tile surround. Open to kitchen-Oak cabinets with White appliances- Fridge, Flat top stove, Microwave hood fan and dishwasher. Great size pantry. Watch your children play in the sunny West yard. Patio door to freshly stained deck (14'3" x 20'0"). 2pc powder room on main. Follow Newer (2022) carpeted stairs to Upper level, Large window allows for loads of natural light, Primary bedroom faces East and has a walk in closet with organizer. 2 other good size bedrooms and a 4pc bath. Lower level is complete with den/flex room, Laminate flooring and carpet, Family room currently used as a gym, extra storage and a 3pc bath. Larger utility room with full size washer & dryer. Double garage ( 19'0"x20'0")insulated, window and garage door opener. Stone retaining wall, and grass area for children to play, fully fenced. New Roof in 04/15/25, mid May eavestroughs and downspouts to house and garage will be replaced. This home is located close to parks, shopping centers, schools and easy access to major routes. Most importantly a Day care 100m up the street. This beautiful Home offers Comfort , Convenience and Excellent Value!

Built in 1999

### **Essential Information**

MLS® #	A2213258
Price	\$568,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,192
Acres	0.08
Year Built	1999
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	131 Country Hills Drive Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K4X2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	10

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.