



162 Country Hills Heights Calgary Alberta

\$524,800

****OPEN HOUSE SATURDAY NOVEMBER 4th 12-3pm** MOVE IN READY ~ EXCELLENT LAYOUT ~ NICE SIZE YARD ~ DOUBLE DETACHED GARAGE ~ AMAZING LOCATION.** Welcome to this stunning two-story house located in a desirable neighborhood and nestled on a great street close to multiple playgrounds. This charming home boasts a generous 1409 square feet of living space, providing ample room for a comfortable lifestyle. Walk in and discover a great layout with a living room large enough for a whole family...including space for a main floor desk and formal dining area. Keep going and you'll find a kitchen with enough soft close cabinets to hold all your culinary items. Plus an upgraded kitchen sink faucet to use while looking out onto your new backyard! A breakfast nook allows for a second dining space if you choose...and in the summertime step outside your big sliding patio doors to the large deck for bar-b-ques and relaxation. Upstairs, you'll find three bright and airy bedrooms, offering plenty of space for rest and relaxation. With abundant natural light streaming through the windows, these bedrooms provide a tranquil sanctuary to unwind after a long day. The house features one and a half bathrooms, beautifully designed with modern fixtures and finishes. Don't worry about that second floor summer heat either...AC was installed in 2021! Working from home is a non issue with Telus high speed fibre internet available at this house address. You'll also find: 2022 WATER TANK. 2023 HIGH EFFICIENCY FURNACE. 2018 ROOF. Ample street parking for guests but park your own vehicle(s) in the large double detached garage with a clean paved back lane. Close to Harvest Hill and Country Hills Community shopping centres (banks, cinema, grocery stores, daycare, Vivo centre, City library and more!). 10 minute walk to transit. The owners really took care of this one and now its ready for you to walk in and ...

Breakfast 8.92 Ft x 13.00 Ft
 Dining room 13.67 Ft x 6.42 Ft
 Kitchen 10.25 Ft x 12.67 Ft
 Living room 15.33 Ft x 14.25 Ft
 2pc Bathroom 5.17 Ft x 5.33 Ft

Primary Bedroom 15.33 Ft x 13.17 Ft
 Bedroom 9.42 Ft x 12.17 Ft
 Bedroom 9.50 Ft x 5.08 Ft
 4pc Bathroom 9.50 Ft x 5.08 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
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