



## 116 Country Hills Way Calgary Alberta

\$650,000

OPEN HOUSE Sunday Nov 24, 12-2pm. Welcome to this warm and welcoming 3-bedroom, 2-bathroom, 4-level split home that has it all: space, style, and an impressive list of modern upgrades! Located in the family-friendly neighbourhood of Country Hills, this home is located directly near baseball diamonds, soccer fields, and the Country Hills Golf Course. This home is ready for you to move in and enjoy. As you enter, you'll be captivated by the airy, open layout and vaulted ceilings in the kitchen dining and living areas, creating a warm, inviting atmosphere for gatherings. The kitchen features a brand-new dishwasher, new built-in microwave, and a spacious dining area. Walk onto a large deck with stylish interlocking tiles directly from the kitchen, perfect for entertaining or relaxing. This outdoor space overlooks the large yard, ready for your green thumb. The lower covered patio, built out beautifully with stamped concrete is complete with a hot tub, privacy screen, and a beautifully designed surround deck. The master suite is an oasis, located on its own level for ultimate privacy, and boasts a generous walk-in closet. Just a few steps down you will find a full bathroom and second bedroom. Downstairs, you'll find a versatile walk-out basement that includes a third bedroom (or office), a cozy family room, a full bath, and a well-equipped laundry area with a brand-new washer. Car lovers and tech enthusiasts will appreciate the double garage and advanced home wiring for audio and video setups. The mechanical room is fully upgraded with a new furnace, water heater, AC, humidifier (all in 2023), plus an Ecobee thermostat and two load misers dedicated to the hot tub/AC and electric car charger. Additional upgrades include stylish new exterior light fixtures, master bedroom chandelier, USB (A and C) outlets, app controlled wifi garage door, in-ceiling speakers and the roof was...

Dining room 9.25 Ft x 14.17 Ft

Kitchen 8.42 Ft x 10.33 Ft

4pc Bathroom 4.92 Ft x 10.75 Ft

Bedroom 8.67 Ft x 10.42 Ft

Primary Bedroom 17.17 Ft x 16.92 Ft

Family room 11.75 Ft x 17.33 Ft

Bedroom 11.67 Ft x 9.25 Ft

3pc Bathroom 6.58 Ft x 11.83 Ft

Storage 11.58 Ft x 14.25 Ft

Living room 12.42 Ft x 15.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca