



## 116 Country Hills Way Calgary Alberta

\$619,000

Skip the spring market rush and claim this beautifully maintained 3-bedroom, 2-bathroom, 4-level split home before competition heats up! With 1,700 sq. ft. of living space, this home is in the heart of family-friendly Country Hills, just steps from baseball diamonds, soccer fields, and minutes from shopping, a theatre, and the Country Hills Golf Course. **STANDOUT FEATURES:** Bright & Open Living Space - Vaulted ceilings in the kitchen, dining, and living areas create an airy, welcoming feel. **MODERN UPGRADES THROUGHOUT** - New built-in microwave & dishwasher, newer AC receptacles with USB outlets, and an app-controlled Wi-Fi controlled garage door. **INCREDIBLE OUTDOOR SPACE** - Large deck with interlocking tiles, a stamped concrete patio with a hot tub with a privacy screen--your backyard retreat! **PRIVATE PRIMARY SUITE** - Your own level with a spacious walk-in closet for ultimate privacy. **WALK-OUT BASEMENT** - Featuring an extra bedroom (or home office), full bath, family room, and brand-new washer in the laundry area. **TECH AND ENERGY EFFICIENCY** - NEW furnace, water heater, AC, and humidifier (all 2023), Ecobee thermostat, and EV charger-ready setup. This home is move-in ready and packed with modern features--don't miss out! Book your showing today! (id:6769)

4pc Bathroom 4.92 Ft x 10.75 Ft  
Bedroom 8.67 Ft x 10.42 Ft  
Kitchen 8.42 Ft x 10.33 Ft  
Dining room 9.25 Ft x 14.17 Ft  
Primary Bedroom 17.17 Ft x 16.92 Ft  
Bedroom 9.25 Ft x 11.67 Ft

Recreational, Games room 17.33 Ft x 11.75 Ft  
Furnace 12.58 Ft x 6.50 Ft  
3pc Bathroom 11.83 Ft x 6.58 Ft  
Storage 14.25 Ft x 11.58 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