



25 Country Hills Gate Calgary Alberta

\$674,900

Check out the Virtual Tour! This home with ORIGINAL OWNERS shows pride of ownership and is in an exceptional location with over 2491 usable SF. OVERSIZED WEST CORNER LOT (potential for a SECONDARY SUITE with city approvals), RV parking with gate, next to GREEN SPACE, and close to PLAYGROUNDS and schools. Not to mention the yard is a private oasis with a COVERED PATIO, complete with lighting, 2 large decks, garden boxes, and mature fruit trees! With newer shingles (2023) and a drywalled garage long enough to park your SUV/truck in with an 8 ft door! Step inside a large, open entrance that leads to a classic white kitchen with tons of storage, pot drawers, complemented by black granite 1 1/4 " thick countertops with an undermount deep sink and a pull-down kitchen tap. This open-concept kitchen also has a raised breakfast bar, decorative arch details (removal if desired). It leads to the open-concept living room, which includes a recessed gas fireplace with a mantle. The dining room features a massive WINDOW WALL, ensuring increased natural light with many extra venting windows for light breezes. A versatile storage flex room off the garage entry can easily be converted to a main-floor laundry or is excellent storage for a freezer/stored goods. A privately located half bath and an additional multi-purpose storage closet off the garage complete the main floor. Upstairs, the primary bedroom features vaulted ceilings and a built-in accent ledge with electrical. The ensuite is a 5 PC bath with a large soaker tub, glass block accent, shower, and full-height linen and walk-in closet. A 4 PC main bathroom serves the well-sized secondary bedrooms. Downstairs, the finished basement has an open concept, bathroom, and tons of storage, or one could easily frame a fourth bedroom and have a wet bar/kitchenette or potential suite (subject to city approvals). Superb location - Count...

Primary Bedroom 11.50 Ft x 14.17 Ft

Bedroom 10.25 Ft x 11.00 Ft

Bedroom 10.83 Ft x 11.00 Ft

4pc Bathroom 9.08 Ft x 10.75 Ft

4pc Bathroom 5.00 Ft x 9.50 Ft

2pc Bathroom 3.00 Ft x 7.08 Ft

Laundry room 7.58 Ft x 15.67 Ft

Other 6.17 Ft x 8.83 Ft

Living room 13.58 Ft x 16.58 Ft

Dining room 10.58 Ft x 14.00 Ft

Kitchen 11.33 Ft x 13.83 Ft

Other 4.67 Ft x 5.33 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

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

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

Family room	11.00 Ft x 15.83 Ft	Other	5.25 Ft x 7.83 Ft
Recreational, Games room	12.83 Ft x 18.33 Ft	2pc Bathroom	5.00 Ft x 5.42 Ft
Other	6.25 Ft x 8.33 Ft		