



## 28 Country Hills Manor Calgary Alberta

\$559,000

**\*\*\*EXCEPTIONAL VALUE for First-Time Homebuyers & Investors\*\*\*** Discover an outstanding opportunity to own this beautifully maintained family home in the highly sought-after community of COUNTRY HILLS. Situated on a QUIET, FAMILY FRIENDLY STREET, this charming residence offers both comfort and convenience, making it an ideal choice for growing families. Featuring THREE SPACIOUS bedrooms, a FULL 4-piece bathroom, and a DEDICATED LAUNDRY ROOM on the upper level, this home is designed for practicality and ease. Additionally, a convenient 2-piece bathroom is located on the main floor. Enjoy effortless access to a variety of local shops, restaurants, and lifestyle amenities, including scenic biking paths, parks, and golf clubs. Recent upgrades enhance the home's value, including a NEWER and LARGER hot water tank (2024), a NEWER roof (2020), and Air conditioning for added comfort. Nestled in a PRIME LOCATION, this home is within walking distance to essential amenities such as T&T Supermarket, Tim Hortons, Gas Station, and popular restaurants. A short 5-minute drive connects you to Vivo, the public library, Superstore, Home Depot, registry offices, Canadian Tire, Landmark Cinemas, and more. Plus, with quick access to public transportation and a 10-minute drive to Calgary International Airport, commuting is effortless. SCHEDULE YOUR PRIVATE VIEWING TODAY !! (id:6769)

Laundry room 5.50 Ft x 5.92 Ft  
4pc Bathroom 5.50 Ft x 8.50 Ft  
Bedroom 9.42 Ft x 9.42 Ft  
Primary Bedroom 12.58 Ft x 15.08 Ft  
Other 4.00 Ft x 6.67 Ft  
Bedroom 11.08 Ft x 8.83 Ft

Kitchen 9.92 Ft x 11.50 Ft  
Dining room 8.75 Ft x 8.92 Ft  
Pantry 5.25 Ft x 3.58 Ft  
2pc Bathroom 5.58 Ft x 5.00 Ft  
Living room 12.17 Ft x 13.33 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty



**Real Estate Professionals Inc.**

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