



## 46 Country Hills Heights Calgary Alberta

\$650,000

This IMMACULATELY MAINTAINED WALKOUT BUNGALOW with a FULLY DEVELOPED LEAGAL SUITE, 2 LAUNDRY ROOMS, CENTRAL AIR CONDITIONING and a HEATED GARAGE radiates pride of ownership throughout! Featuring 3 bedrooms and 3 bathrooms, the home is ideal for downsizing or as an investment opportunity. Upon entering this well-kept home, you are greeted with a spacious entryway and a light and bright living space with a cozy gas fireplace. The kitchen showcases crisp white cabinetry, ample counter space with a built-in breakfast bar, and a designated dining area. The main level has hardwood and linoleum throughout and offers 2 bedrooms, with the Master Bedroom boasting a Walk-In Closet & 4-piece En-Suite. The additional bedroom is perfect for guests, or an at-home office. The Fully Finished walkout basement with a LEGAL SUITE includes HEATED TILE FLOORING and a full sized additional SECOND KITCHEN - perfect for entertaining or shared accommodations. Boasting an open concept recreational area, laundry room, 3-piece bathroom, storage space and a 3rd BEDROOM. Enjoy the low-maintenance, fully fenced backyard, and the HEATED GARAGE. Just minutes away from all amenities & walking distance to schools, parks, shopping & public transit. Tremendous value at an unbeatable price! (id:6769)

Breakfast 9.33 Ft x 7.67 Ft  
Family room 21.00 Ft x 17.92 Ft  
Laundry room 5.58 Ft x 3.42 Ft  
Other 10.25 Ft x 8.08 Ft  
Bedroom 15.58 Ft x 10.92 Ft  
3pc Bathroom 8.17 Ft x 5.92 Ft  
Kitchen 15.83 Ft x 7.58 Ft  
Dining room 12.50 Ft x 10.17 Ft

Living room 8.67 Ft x 8.58 Ft  
Laundry room 3.00 Ft x 3.00 Ft  
Primary Bedroom 12.00 Ft x 10.92 Ft  
Bedroom 9.92 Ft x 9.00 Ft  
4pc Bathroom 8.08 Ft x 5.00 Ft  
4pc Bathroom 9.17 Ft x 4.92 Ft  
Foyer 8.67 Ft x 8.58 Ft  
Laundry room 3.00 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals



**Real Estate Professionals Inc.**

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