



# 40 Country Hills Close Calgary Alberta

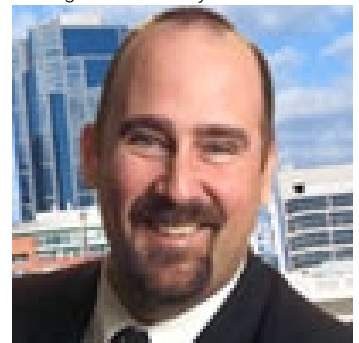
\$1,249,900

Perfectly positioned in the prestigious community of Country Hills Estates, this exceptional walkout home offers nearly 3,000 sq. ft. of refined living space with breathtaking golf course views. Backing directly onto the 6th tee box of the renowned Country Hills Golf Club, this property presents a rare opportunity to own one of the most desirable locations in the neighbourhood. The home makes an immediate impression with its triple car garage, distinctive rubber driveway, and welcoming walkway to the front entrance. Inside, a formal living and dining room with vaulted ceilings creates an elegant space for entertaining while capturing beautiful views of the golf course. Newer loose lay vinyl flooring throughout adds a fresh, modern feel. The main level is thoughtfully designed with a large, versatile den -ideal for a home office, library, or additional living space - alongside a convenient powder room, while the central living room is anchored by a classic wood-burning fireplace with custom built-in shelving. The open kitchen features stainless steel appliances, granite countertops, and a sunlit breakfast nook overlooking the fairway. Step onto the glass-railed balcony to enjoy uninterrupted golf course views—perfect for morning coffee or evening sunsets. A laundry room tucked away from the main living spaces adds everyday convenience. Upstairs, the home offers four generously sized bedrooms and three full bathrooms, a rare and ideal layout for families. The oversized primary retreat features a walk-in closet with built-in organizers and a beautifully renovated 5-piece ensuite with in-floor heating, dual vanities, a freestanding tub, and glass-tiled walk-in shower. All upstairs bathrooms have been tastefully renovated with quartz countertops, and one secondary bedroom includes its own private 3pc ensuite. The fully developed walkout basement adds exceptional versat...

- 3pc Bathroom 10.00 Ft x 4.33 Ft
- 4pc Bathroom 9.58 Ft x 4.92 Ft
- 5pc Bathroom 13.67 Ft x 12.25 Ft
- Bedroom 12.17 Ft x 11.92 Ft
- Bedroom 15.75 Ft x 11.58 Ft
- Bedroom 13.50 Ft x 13.42 Ft
- Primary Bedroom 23.67 Ft x 17.17 Ft
- Other 10.00 Ft x 7.67 Ft
- 4pc Bathroom 10.25 Ft x 9.50 Ft

- Bedroom 15.75 Ft x 11.33 Ft
- Dining room 13.58 Ft x 13.42 Ft
- Storage 15.17 Ft x 11.67 Ft
- Kitchen 13.58 Ft x 10.25 Ft
- Recreational, Games room 17.17 Ft x 13.42 Ft
- Storage 21.42 Ft x 8.00 Ft
- 2pc Bathroom 7.42 Ft x 6.75 Ft
- Office 11.92 Ft x 10.42 Ft
- Breakfast 13.42 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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