



## 7 Country Hills Park Calgary Alberta

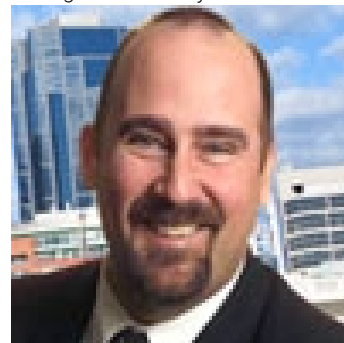
\$799,000

Location, Location, location, near country hills golf club, walkway, soccer ground. Open to above 16 feet ceiling in living room, North East facing, 3+1 bedroom + 3.5 bath home with double front attached garage & developed basement located beside a green space/walking path in family-oriented Country Hills has plenty to offer. Walking in, the foyer offers a nice transition to the rest of the main floor; with flex room being the first thing you notice (perfect for a home office, formal dining, or kid's play area) before opening up to the majestic living room with a full 2 storey tall ceiling height & a gas fireplace with a dramatic full height surround serving as a focal point. Seamlessly connected nearby, the dining area & spacious kitchen is ready for any occasion being well equipped BRAND two-tone glossy kitchen with wine rack and customised garbage pull outs and all brand new stainless steel appliances. Just a sliding patio door away, the generous deck (with low maintenance aluminum railings w/ glass inserts) provides ample room for outdoor furniture & a BBQ - all perfect for quality family time & entertaining guests alike when paired with the useable sunny fully fenced backyard. A half bath & a conveniently located laundry room/mudroom finish things off on the main floor. As the perfect retreat, the 2nd floor offers a 4-pc full bathroom, 2 well-sized bedrooms, & a large master suite ready to pamper with a 5-pc ensuite bath (separate shower & bathtub, dual vanities, & an enclosed toilet area) & dual closets (with one being a walk-in closet). Optimizing the space further, a built-in workstation area between the 2 secondary bedrooms offers the perfect spot for work or play. Heading downstairs, the developed ILLEGAL SUITE basement with separate entrance reveals a nice huge living room along with kitchen, bedroom and 4-pc full bathroom & separate laundry. Notable fea...

4pc Bathroom 1.47 M x 2.62 M  
Bedroom 3.43 M x 3.10 M  
Kitchen 2.80 M x 4.01 M  
Recreational, Games room 5.11 M x 8.43 M  
Furnace 3.25 M x 4.14 M  
2pc Bathroom 2.08 M x 1.17 M  
Dining room 4.01 M x 4.60 M  
Family room 4.78 M x 4.09 M  
Foyer 3.35 M x 2.31 M

Kitchen 3.41 M x 3.83 M  
Laundry room 1.55 M x 1.17 M  
Living room 3.89 M x 3.96 M  
Other 3.15 M x 1.78 M  
4pc Bathroom 2.69 M x 1.47 M  
5pc Bathroom 3.99 M x 3.58 M  
Bedroom 3.12 M x 3.28 M  
Bedroom 3.43 M x 3.20 M  
Primary Bedroom 3.96 M x 4.19 M

Listing Presented By:



Originally Listed by:  
RE/MAX Innovations

**RE/MAX Realty Professionals**

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