

**56 Country Hills Villas NW
Calgary, Alberta**

MLS # A2162959



\$439,900

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,187 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

TOWNHOME with WALKOUT BASEMENT!!! Welcome to this stunning townhome in the heart of the Country Hills! This spacious and modern home offers everything you could ever want in a living space. As you enter the home, you are greeted by a bright and inviting main floor that features a large living room, a dining area, and a beautiful kitchen. The kitchen is a chef's dream, with all appliances including a stove, fridge, dishwasher, microwave, and hood fan. The sleek countertops and ample cabinet space make meal prep a breeze. One of the highlights of this home is the master bedroom, which boasts a walk-in closet that is sure to impress. Two additional bedrooms are located upstairs, perfect for children, guests, or a home office. A 4pc bathroom is also located on the upper level, ensuring everyone has their own space. The main floor also features a convenient 2-pc bathroom, perfect for guests or everyday use. The attached garage provides secure parking for your vehicle and additional storage space. Outside, you will find a charming patio area from the WALKOUT BASEMENT where you can enjoy a morning coffee or evening cocktail while taking in the sights and sounds of the bustling city. Downstairs also has a FIREPLACE! This townhome is located in a prime location, with easy access to shopping, dining, entertainment, and public transportation. Whether you are a young professional looking for a convenient place to call home or a growing family in need of more space, this townhome has it all. Don't miss out on the opportunity to make this townhome your own. Schedule a showing today and experience the luxury and convenience of city living at its finest!