

116 Country Hills Way NW
Calgary, Alberta

MLS # A2178482



\$650,000

| | | | |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| Division: | Country Hills | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 936 sq.ft. | Age: | 1998 (26 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Concrete Driveway, Double Garage Attached, In Garage Electric Vehicle Cha | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Irregular Lot | | |

| | | | |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | High Efficiency, Forced Air | Water: | - |
| Floors: | Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound | | |

Inclusions: Tv wall mount in primary bedroom, Sonos connect amps in kitchen, see additional documents for items that can be added in.

Welcome to this warm and welcoming 3-bedroom, 2-bathroom, 4-level split home that has it all: space, style, and an impressive list of modern upgrades! Located in the family-friendly neighbourhood of Country Hills, this home is located directly near baseball diamonds, soccer fields, and the Country Hills Golf Course. This home is ready for you to move in and enjoy. As you enter, you'll be captivated by the airy, open layout and vaulted ceilings in the kitchen dining and living areas, creating a warm, inviting atmosphere for gatherings. The kitchen features a brand-new BOSCH dishwasher, new built-in microwave, and a spacious dining area. Walk onto a large deck with stylish interlocking tiles directly from the kitchen, perfect for entertaining or relaxing. This outdoor space overlooks the large yard, ready for your green thumb. The lower covered patio, built out beautifully with stamped concrete is complete with a hot tub, privacy screen, and a beautifully designed surround deck. The master suite is an oasis, located on its own level for ultimate privacy, and boasts a generous walk-in closet. Just a few steps down you will find a full bathroom and second bedroom. Downstairs, you'll find a versatile walk-out basement that includes a third bedroom (or office), a cozy family room, a full bath, and a well-equipped laundry area with a brand-new washer. Car lovers and tech enthusiasts will appreciate the double garage and advanced home wiring for audio and video setups. The mechanical room is fully upgraded with a new furnace, water heater, AC, humidifier (all in 2023), plus an Ecobee thermostat and two load misers dedicated to the hot tub/AC and electric car charger. Additional upgrades include stylish new exterior light fixtures, master bedroom chandelier, USB (A and C) outlets, app controlled wifi garage door and in-ceiling speakers. This home is truly a

rare find, offering not only a modern and luxurious living space but also unbeatable proximity to recreational activities. Don't miss out—book a showing today and see this exceptional property for yourself!