

**159 Country Hills Way NW  
Calgary, Alberta**

**MLS # A2238440**



# \$574,900

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

Welcome to 159 Country Hills Way – A Beautifully Maintained Home in a Prime Location! This charming 3-bedroom, 2.5-bathroom property offers a bright and open floor plan with over 1,700 SF of total living space, perfect for families or first-time buyers. Featuring gleaming hardwood floors throughout the main and upper levels, and durable tile in the kitchen, this home is both stylish and functional. The spacious living area is filled with natural light, highlighted by a lovely bay window at the front of the home providing great curb appeal. NEW ROOF, NEW SIDING!! The kitchen flows seamlessly into the dining area, ideal for entertaining, and a convenient 2-piece powder room is tucked away on the side. Upstairs, you’ll find three generously sized bedrooms, including a large primary suite that accommodates a king-size bed complete with a private 4-piece ensuite and a relaxing tub. The finished basement offers a large recreation room – perfect for movie nights, a play area, or a home gym. Step outside to a large back deck, perfect for summer barbecues, and enjoy the benefit of a huge double detached garage. Nestled on a quiet street in the heart of Country Hills, this home is close to parks, schools, shopping, and transit. A wonderful opportunity to own a move-in-ready home in a fantastic location...you will love to make this your home!