

22 Country Hills Cove NW
Calgary, Alberta

MLS # A2278004



\$399,900

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|--------------------|---|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 461 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 d54 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this well kept townhome in the sought after community of Country Hills, known for its convenient access to shopping, parks, schools, and major roadways. The bright main level features a spacious living room with a cozy gas fireplace, creating an inviting space for both everyday living and entertaining. The open kitchen is filled with natural light, while the west-facing backyard and outdoor balcony provide the perfect space to enjoy afternoon and evening sun. Upstairs, you'll find three well sized bedrooms and a full bathroom, while the main floor is complemented by a convenient half bath. The undeveloped basement offers excellent potential for future development or additional storage. Bright throughout and thoughtfully maintained, this home is ideally located close to Country Hills Town Centre, transit, walking paths, and provides quick access to Deerfoot Trail and Stoney Trail for effortless commuting.