

**1009 Country Hills Circle NW  
Calgary, Alberta**

**MLS # A2279886**

**\$569,000**



<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** None

\*\* OPEN HOUSE - SATURDAY- JANUARY 17th FROM 2 PM to 4 PM \*\* Welcome to a fantastic home for first-time buyers, ideally located in the highly desirable community of Country Hills. This vibrant neighborhood offers excellent amenities, convenient access to transit, schools, parks, shopping, and more. With almost 2,000 sq. ft. of livable space, this home features a rare and functional layout that separates the living room from the kitchen and dining area&mdash;providing added privacy while entertaining or enjoying family meals. The main floor is fully finished with laminate flooring and offers ample cabinetry, a corner pantry, stainless steel appliances, and a large island with double sink. Big windows flood the space with natural light, creating a bright and welcoming atmosphere. The spacious dining area comfortably fits a six-chair dining table. Step through the patio doors to a large south-facing deck, perfect for summer enjoyment, leading to the yard and double detached garage. A combined half bathroom and laundry room completes the main floor. Upstairs, you'll find a large primary bedroom with a walk-in closet and 3-piece ensuite, along with two generously sized bedrooms and a 4-piece main bathroom, making the upper level both comfortable and practical. The fully finished basement is a true highlight, featuring a very large family and recreation room, ideal for entertaining or relaxing. A convenient half bathroom completes this level. This home is ideally situated close to public transportation, including express routes and the 301 BRT, as well as schools, parks, golf courses, shopping centres, and offers easy access to Deerfoot Trail and Stoney Trail. Truly located in the heart of the Northwest. \* New roof 2020\* New Furnace 2019\* New Hot water Tank 2025\*