

**116 Country Hills Gardens NW  
Calgary, Alberta**

**MLS # A2174697**



**\$424,900**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Wet Bar		

**Inclusions:** N/A

Large Townhouse w/ over 2000 square feet of developed living space!!! Featuring Central Air Conditioning, the main floor boasts a large living room with a corner gas fireplace, dining room, 2pc bath, and a functional kitchen featuring a gas range, corner pantry, and breakfast nook w/ a sliding glass door leading to the large deck complete with a gas hookup. The upper level boasts 2 large bedrooms, including the huge master, each with their own walk-in closet and ensuite, as well as convenient upstairs laundry. The lower level offers a large family rooms w/ a wet bar, 3pc bath, storage, and access to the double attached garage. Upgrades include a newer furnace(July 2024), hot water tank(Sep 2024), and A/C unit(July 2024). This townhouse has great potential and there is great value here!