

108 Country Hills Cove
Calgary, Alberta

MLS # A2175733



\$470,000

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,335 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to Chelsea Station, a home of warmth and elegance. Meticulously cared for, it is in pristine condition and ready to welcome its next owners. From the moment you step inside, the rich hardwood floors set a tone of quality that extends throughout the home. The spacious living room is a bright, inviting space with large windows that bring in ample natural light, opening onto a generous balcony that overlooks the park. Cozy up by the beautiful corner fireplace—a perfect companion for chilly evenings. The updated kitchen, complete with granite countertops and abundant cabinetry, is a chef’s delight. An open wall cutout in the kitchen provides a view of the living room below, allowing light to flow freely and enhancing the sense of togetherness. Ideal for entertaining, the dining room offers ample space for your favorite table and chairs, creating a wonderful setting for gatherings. This level also includes a guest bathroom and a convenient laundry area. Head upstairs to relax in the spacious primary bedroom, large enough for a king bed and featuring a generous walk-in closet. Two additional family bedrooms and a beautifully appointed 5-piece bath provide ample space for your family’s needs. The family room on the lower walkout level leads to a patio with serene park views. With an oversized single garage, plentiful storage, and easy access to local amenities, this home provides everything for a convenient, fulfilling lifestyle.