

**377 Country Hills Place NW**  
**Calgary, Alberta**

**MLS # A2202895**



**\$599,900**

<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>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fire pit & Adirondack Chairs, Firewood Storage Rack, Rain Barrels, Garage Shelving & Work Bench

Home sweet home! Tucked away on a quiet cul-de-sac, this charming 3-bedroom home with a double attached heated garage has been lovingly cared for and thoughtfully updated. The heart of the home features upgraded slate stainless steel appliances and a cozy gas fireplace, giving a welcoming vibe. The primary bedroom stands out with its vaulted ceilings and a newly installed skylight in the ensuite bathroom, bringing in beautiful natural light. Step outside and you'll find a backyard oasis that's had a lot of love poured into it — a large deck, extensively gardened space with a plant irrigation system, and a cozy fire pit area that's just waiting for summer nights and good company. With an undeveloped basement, you have a blank canvas to create the space you've always wanted — whether it's a playroom, home gym, or extra living area. Perfect for young families, this home is just steps from a daycare and minutes from schools, shopping, recreation centres, major transit routes and all the amenities you need. Other highlights include a newer high-efficiency furnace and new hot water tank (2016). This home is move-in ready with so much potential! Don't miss this incredible opportunity to own a beautiful home in a prime location. Book your showing today!