

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

**MLS # A2305904**



**\$550,000**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,006 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d26
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to a rare opportunity to own a meticulously maintained and thoughtfully upgraded townhome in The Fairways Vistas. This home offers over 2,000 square feet of air-conditioned living space and sits directly on the edge of the Country Hills Golf Course with sweeping views across one of NW Calgary's most beloved communities. From the moment you arrive, this home presents with pride, featuring bold stucco and stone architecture, generous bay windows, and a double attached garage with an insulated door and double pane windows (2023) signaling there is nothing ordinary about what lies within. Hand scraped engineered hardwood flooring (2015) flows throughout the main living areas, setting a warm and inviting tone from the moment you walk through the door. The open concept main floor connects the living room, dining area, and kitchen effortlessly in one bright and cohesive space. The living room is anchored by a beautifully appointed gas fireplace with a classic white mantle, ideal for cooler evenings, while the bay window fills the room with natural light. The formal dining sits gracefully at the heart of the main floor, a natural gathering place between the living room and the renovated kitchen, perfect for casual family suppers to dinner party worthy evenings. The kitchen was renovated in 2025 and every detail was thoughtfully considered. Featuring a premium stainless appliance package, handcrafted shaker cabinetry, elegant, glazed subway tile backsplash, and generous quartz countertops make this a space you will genuinely look forward to cooking in. The coveted undermount sink sits perfectly below the window to soak in those everyday views, while the breakfast bar is ideal for busy weekday mornings. New blinds throughout (2026) complete the polished look. Sliding patio doors open to the deck, where unobstructed golf course views and alfresco dining await. Golfers

will love the direct access to the Country Hills Golf Course from behind the building. Decks were refinished in 2023 and new shingles are being installed this year. Upstairs, the primary suite offers a dedicated lounge space, walk-in closet, and a private ensuite complete with a soaker tub & separate glass shower. The 2nd bedroom includes its own walk-in closet and 4-piece ensuite, ideal for guests or family. Upper-level laundry (2023) with a stacked LG washer/dryer means laundry day never requires a trip downstairs again. The lower-level walkout adds a bright family room, a flex space perfect a murphy bed, or home office, a powder room, and sliding door access to the lower patio. The garage features brand new epoxy floors (2026), built-in cabinetry, and a handy water bib that makes everything from washing the car to rinsing gear effortless year-round. A new furnace and air conditioning (2024) and new windows (2025) round out a long list of upgrades that give the next owner complete peace of mind. From the fairways to the front door, everything about this home invites you to stop looking and start living!