

180 Country Hills Heights NW Calgary, Alberta

MLS # A2336714



\$585,000

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,254 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Gazebo, Landscaped, Lawn, Paved, Private, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: pergola on rear deck, rear yard firepit

Welcome to this immaculate and beautifully renovated two-story home in the sought after, family friendly community of Country Hills in NW Calgary. Thoughtfully upgraded and meticulously maintained, this exceptional property offers the perfect blend of modern comfort, functionality, and outdoor living. The main and upper levels have been tastefully renovated, featuring three spacious bedrooms upstairs, along with the convenience of upper level laundry. The fully developed basement provides even more living space, complete with a fourth bedroom / rec room, full bathroom, and a stylish bar area perfect for entertaining guests, relaxing with the family, or accommodating extended family. The extensive list of upgrades continues with a new Malarky Vista rubberized hail rated level 4 roof in 2025, new furnace, hot water tank and central air conditioning in 2023, providing peace of mind and year-round comfort. A huge detached garage offers exceptional space for vehicles, storage, hobbies, or a workshop. Step into the backyard and discover your own private oasis. Beautifully designed for relaxation and entertaining, the yard features a metal pergola on the oversized deck and plenty of privacy, creating a wonderful space to enjoy Calgary's summer evenings. The property is further enhanced by poured concrete front step and sidewalks around both the front and sides of the home. Located in the highly desirable community of Country Hills, you're close to an abundance of shopping, restaurants, recreation, services, and fantastic schools. Calgary International Airport is approximately a 10-minute drive, while downtown Calgary is only 15~20 minutes away. This is truly a turn key gem offering an impressive combination of renovations, thoughtful upgrades, exceptional outdoor space, and an unbeatable central NW Calgary location. A wonderful

opportunity for families looking for a home that is move in ready and has it all! Homes like this don't come around often. Book your showing today!