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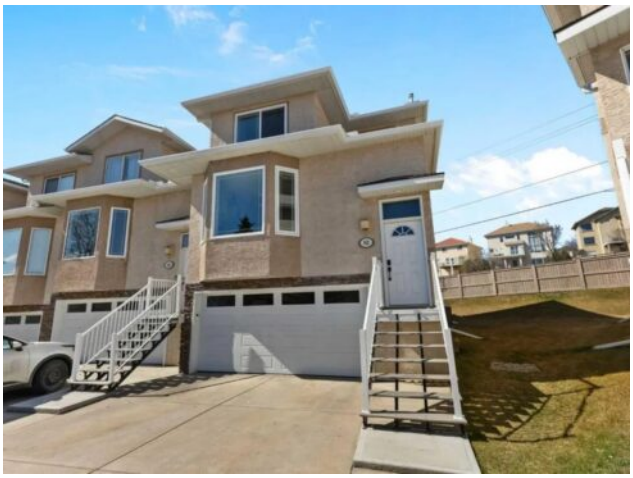
82 Country Hills Gardens NW Calgary, Alberta

MLS # A2349199



$525,000

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,788 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Irregular Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 524
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-CG d26
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Washer/Dryer in Basement

Welcome to this beautifully renovated townhouse in the desirable community of Country Hills! With over 2,093 square feet of developed living space across three levels, this four bedroom, four bathroom home offers a spacious and functional layout with plenty of room for the whole family. The main level features a bright living room with large windows, hardwood and tile flooring, a well appointed kitchen with a breakfast bar and pantry, and a dining area that opens to your private balcony. A powder room completes this level. Upstairs, you will find three bedrooms, including the primary, with an impressive walk in closet that has custom built ins and an ensuite featuring a corner jetted tub. Imagine unwinding here! A convenient upper level laundry with a brand new washer and dryer and a full bathroom complete the upstairs. The lower level offers a fourth bedroom and additional living space with an illegal suite, providing flexibility for guests, family, or potential rental income! Recent updates include a brand new furnace and AC, new insulated windows, and a water softener. Central vac runs throughout the entire home making cleaning much easier! Outside, enjoy a quiet setting with lots of trees for privacy and space. The double attached garage and additional parking make this home exceptionally practical. Located close to parks, playgrounds, schools, shopping, and major roadways, with easy access to the rest of Calgary, this is a home that offers space, privacy, and plenty of flexibility in one of NW Calgary’s popular communities.

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