

## 103 Country Hills Villas NW Calgary, Alberta

**MLS # A2196656**



**\$414,900**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to Country Hills Villas! 3-bedroom townhouse with a single attached garage is ideally located close to schools, shopping, transportation, major roadways, a golf course, and all amenities. Step inside to an open-concept layout featuring a spacious living and dining area with patio doors leading to your private deck. The kitchen offers a center island and stainless steel appliances, making it both stylish and functional. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet. A full bathroom completes the upper level. The partially finished basement is framed, drywalled, and roughed in for a full bathroom—with included hardware—just awaiting your final touches. There's also a versatile games/theater area ready to be customized to your needs. Additional features include lower-level laundry, ample storage, low condo fees, radon mitigation, and much more! Don't miss this fantastic opportunity!