

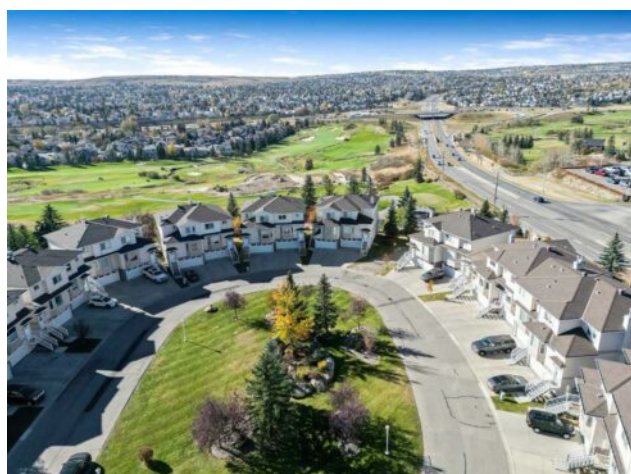


DON'T GAMBLE WITH YOUR HOME.
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143 Country Hills Gardens NW
Calgary, Alberta

MLS # A2265848



\$559,000

Division:	Country Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,876 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.05 Acre		
Lot Feat:	No Neighbours Behind, On Golf Course		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CGd26
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Country Hills living at its finest — your dream home awaits! Step into this refined and thoughtfully upgraded retreat, where breathtaking views, comfort, and convenience come together in one amazing package. The spacious foyer is perfect for welcoming guests. As you enter the main level, your eyes are immediately drawn to a bright dining area and an inviting living room complete with a bay window, built-in gas fireplace, and elegant custom cabinetry — a cozy yet sophisticated space to gather and unwind. Tucked away around the corner features a bright, open kitchen with an impressive sized family eating area, substantial custom white cabinetry, granite countertops, walk-in-pantry, and a lovely island-it’s the ideal space to make cooking a true family affair. Just off the kitchen, you’ll pass through brand-new patio doors leading to a large SW facing deck complete with a BBQ gas line and a gorgeous view of the golf course — perfect for summer cookouts. Upstairs, you’ll find three generous bedrooms, including a spacious primary suite, two full 4-piece bathrooms, and a conveniently located laundry room designed to make daily life easier. The lower level expands your living space even further, featuring a large family / recreation room, and 2-piece bathroom. Step out the lower patio doors and discover your own private outdoor sanctuary — a green space with covered deck designed for relaxation, even on rainy days. Recent upgrades (2024) include a new furnace and central air conditioning for year-round comfort. With a double attached garage and a double driveway, there’s plenty of room for all your vehicles. There is ample shopping nearby including a movie theatre, restaurants, schools, beautiful walking paths, close to Deerfoot Trail, Stoney Trail, Shaganappi Trail and 14th St. This home offers the

perfect blend of luxury and location. It is a quick drive to downtown for work or an escape for retirees who no longer want yard work, but instead golf or a quick ride to the airport to experience other parts of the world. This is more than a house — it’s a place where memories are made!