

# \$556,800 - 28 Country Hills Manor Nw, Calgary

MLS® #A2221104

**\$556,800**

3 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.08 Acres

Country Hills, Calgary, Alberta

**\*\*\*EXCEPTIONAL VALUE for First-Time Homebuyers & Investors\*\*\***

Discover an outstanding opportunity to own this beautifully maintained family home in the highly sought-after community of COUNTRY HILLS. Situated on a QUIET, FAMILY FRIENDLY STREET, this charming residence offers both comfort and convenience, making it an ideal choice for growing families.

Featuring THREE SPACIOUS bedrooms, a FULL 4-piece bathroom, and a DEDICATED LAUNDRY ROOM on the upper level, this home is designed for practicality and ease. Additionally, a convenient 2-piece bathroom is located on the main floor.

Enjoy effortless access to a variety of local shops, restaurants, and lifestyle amenities, including scenic biking paths, parks, and golf clubs. Recent upgrades enhance the home's value, including a NEWER and LARGER hot water tank (2024), a NEWER roof (2020), and Air conditioning for added comfort. Nestled in a PRIME LOCATION, this home is within walking distance to essential amenities such as T&T Supermarket, Tim Hortons, Gas Station, and popular restaurants. A short 5-minute drive connects you to Vivo, the public library, Superstore, Home Depot, registry offices, Canadian Tire, Landmark Cinemas, and more. Plus, with quick access to public transportation and a 10-minute drive to Calgary International Airport, commuting is effortless. \*\* GO and SHOW, the property is currently vacant \*\*



Built in 1999

## Essential Information

MLS® #	A2221104
Price	\$556,800
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,293
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	28 Country Hills Manor Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K5C7

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	No Animal Home, Kitchen Island, Laminate Counters, Pantry, Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Central Air Conditioner, Dryer, Garage Control(s), Washer
Heating	Natural Gas, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	55
Zoning	R-CG

**Listing Details**

Listing Office	Grand Realty
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