

# \$629,900 - 43 Country Hills Manor Nw, Calgary

MLS® #A2242979

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,603 sqft

Residential on 0.09 Acres

Country Hills, Calgary, Alberta

WOW! If you have been waiting for a terrific home in an awesome location in Country Hills then you really don't want to miss this one. With over 1600 sq ft above grade, a double attached front drive garage, an excellent floor plan and backing south onto a park with a playground, it is going to be tough to beat this one. The main floor of this lovely home features: large rooms offering great flexibility depending on your needs; a huge living room that could accommodate a dining area; a huge dining room that could easily be a family room for the kids to play; a great kitchen with lots of cabinet & counter space, a corner pantry and direct access to the south facing deck; a 2 piece powder room and main floor laundry. The upper level features 3 bedrooms including a huge Primary suite with a 4 piece ensuite bathroom and a large walk-in closet and a 4 piece main bathroom for the family. The lower level, including a rough-in for a bathroom, is partially developed with a strong start initiated, but requires some completion. Accessed through a patio door off the kitchen, is a 2 tiered deck in the sunny south facing backyard, backing directly onto a terrific green space with a great play structure for the kids. Improvements since 2019 include: flooring above grade except for the bathrooms; interior doors, trim and baseboard; roof shingles in 2021. With great access to major transportation routes, schools and lots of shopping nearby you don't want to miss viewing this very special property!



Built in 2000

## Essential Information

MLS® #	A2242979
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,603
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	43 Country Hills Manor Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5C7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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