103 Country Hills Villas NW
Calgary, Alberta

MLS # A2196656

$414,900

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

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 320
Basement:	Partial, Partially Finished	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	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!