

\$799,000 - 7 Country Hills Park Nw, Calgary

MLS® #A2236823

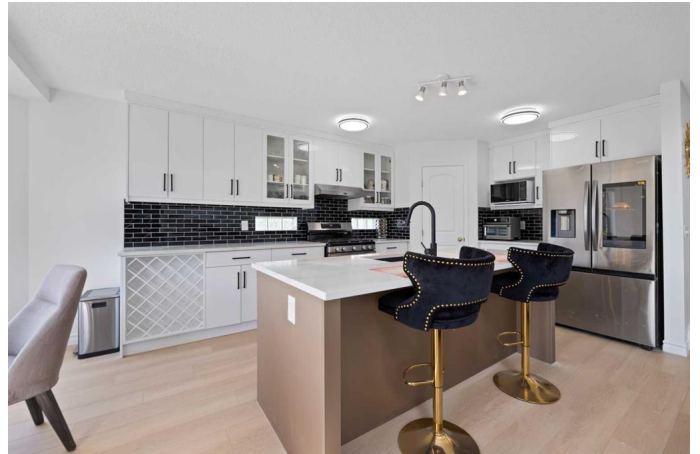
\$799,000

4 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.13 Acres

Country Hills, Calgary, Alberta

A great opportunity awaits! CORNER LOT
Next to a walking path that takes you to the surrounding COUNTRY HILLS GOLF COURSE With over 2,910 sqft of developed space, this NE facing, 3+1 bedroom + 3.5 bath home with double front attached garage & developed basement located beside a green space/walking path in family-oriented Country Hills has plenty to offer. Walking in, the foyer offers a nice transition to the rest of the main floor; with an all important flex room being the first thing you notice (perfect for a home office, formal dining, or kidâ€™s play area) before opening up to the majestic living room with a full 2 storey tall ceiling height & a gas fireplace with a dramatic full height surround serving as a focal point. Seamlessly connected nearby, the dining area & spacious kitchen is ready for any occasion being well equipped BRAND two-tone glossy kitchen with wine rack and customised garbage pull outs and all brand new stainless steel appliances. Just a sliding patio door away, the generous deck (with low maintenance aluminum railings w/ glass inserts) provides ample room for outdoor furniture & a BBQ â€“ all perfect for quality family time & entertaining guests alike when paired with the useable sunny fully fenced backyard. A half bath & a conveniently located laundry room/mudroom finish things off on the main floor. As the perfect retreat, the 2nd floor offers a 4-pc full bathroom, 2 well-sized bedrooms, & a large master suite ready to pamper with a 5-pc ensuite bath (separate



shower & bathtub, dual vanities, & an enclosed toilet area) & dual closets (with one being a walk-in closet). Optimizing the space further, a built-in workstation area between the 2 secondary bedrooms offers the perfect spot for work or play. Heading downstairs, the developed ILLEGAL SUITE basement with separate entrance reveals a nice huge living room along with kitchen, bedroom and 4-pc full bathroom & separate laundry. Notable features include; CORNER LOT, SIDING ON PARK, BRAND NEW ROOF, BRAND NEW FURNANCE, BRAND NEW KITCHEN, COUNTERTOPS & APPLIANCES, BRAND NEW FLOORING THROUGOUT, fresh paint throughout, central AC, & plenty of windows to admire the beautiful green space nearby. Beyond the home, be spoiled by being next to a walking path that takes you to the surrounding Country Hills Golf Course, Nose Creek Parkway, & the many amenities that Harvest Hills Shopping Centre has to offer (T&T Supermarket, Canadian Brewhouse, & Rexall drugstore just to name a few!). Schools, transit, & additional shopping/amenities/movie theatre/Vivo rec centre/library within the Country Hills shopping area are all nearby while Beddington Tr, Country Hills Blvd, Stoney Tr, & Deerfoot Tr are all a short drive away. With so much to offer inside & out, this well balanced home is ready for you today!

Built in 1999

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2236823 |
| Price | \$799,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,001 |

| | |
|------------|-------------|
| Acres | 0.13 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 7 Country Hills Park Nw |
| Subdivision | Country Hills |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K 5C8 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Faces Front |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Laminate Counters |
| Appliances | Dryer, Electric Stove, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air, Full |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Up To Grade, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Playground |
| Lot Description | Landscaped, City Lot, Corner Lot, Underground Sprinklers, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 74 |
| Zoning | R-CG |

Listing Details

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|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
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