

25 Country Hills Cove NW Calgary, Alberta

MLS # A2240432


\$450,000

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,349 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Few Trees, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-C1 d54
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, High Ceilings, Laminate Counters, Pantry, Recessed Lighting, Walk-In Closet(s)

Inclusions: Alarm System (not connected), Ceiling Fans (4), Garage Controls (2), Central Vac & Attachments (as-is), Water Softener (as-is).

Welcome to this beautifully updated 4-level split townhouse in the quiet, well-kept enclave of Country Hills & offering over 1,600 sq ft of thoughtfully designed living space, soaring ceilings & a rare dual primary suite layout ideal for modern living. Over the past several years, this home has undergone an impressive series of renovations that leave it feeling fresh, stylish & move-in ready. From flooring & lighting to bathrooms, blinds & mechanical systems‐nearly every space has been touched. The result is a home that feels almost entirely new, while still offering the warmth & character of an established community. Just off the front entry, you’re welcomed by a sunlit kitchen & dining area with soaring ceilings & large windows. The kitchen is as functional as it is beautiful, featuring white cabinetry with under-cabinet lighting, stainless steel appliances, garburator, corner pantry, classic white subway tile backsplash & a built-in desk or coffee bar‐ideal for work-from-home days or your morning espresso ritual. One level up, the spacious living room is filled with natural light & includes a stylish 2-piece powder room for guests. On the top level, two generous primary suites each enjoy their own beautifully renovated ensuite (2018), complete with updated flooring, lighting, vanities & a brand-new bathtub in the larger suite‐offering a flexible layout ideal for roommates, guests or work-from-home setups. The lower level adds even more versatility with new carpet, fresh paint, laundry, storage & a cozy flex space perfect for a gym, office or media room. Notable upgrades include central A/C (2021), furnace & hot water tank (2016), a fully insulated single attached garage with new door & mechanism (2023), updated blinds, and modern lighting throughout. Enjoy outdoor living on your private back deck with gas line for BBQs, and take advantage of

nearby parks, pathways, shopping & transit options. Tastefully renovated & thoughtfully maintained, this home is the perfect blend of turnkey convenience & timeless appeal.