

# \$819,000 - 7 Country Hills Park Nw, Calgary

MLS® #A2236823

**\$819,000**

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          | \$819,000 |
| 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, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |
| 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, Suite, Walk-Up To Grade                                                                          |

### Exterior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 1              |
| Zoning         | R-CG           |

**Listing Details**

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

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