

# \$519,900 - 13 Country Hills Gardens Nw, Calgary

MLS® #A2219620

**\$519,900**

2 Bedroom, 4.00 Bathroom, 2,025 sqft

Residential on 0.06 Acres

Country Hills, Calgary, Alberta

Don't miss out on the gorgeous updated semi-attached home situated in the most desirable location within the complex, backing directly onto the golf course with unobstructed views of lush fairways and mature trees. Step inside and be greeted by a refreshed interior, where quality upgrades shine throughout. The impressive living room boasts high ceilings, a cozy gas fireplace, and a large bayed window that fills the space with natural light while offering serene views of the private green space and charming gazebo just outside your door. The stunning kitchen has been fully updated with modern cabinetry featuring pull-out storage drawers, quality appliances, and a massive island with a breakfast bar perfect for entertaining. A dedicated coffee bar adds an extra touch of luxury to your morning routine. The large dining area easily accommodates a full-sized table, ideal for family gatherings and dinner parties. Step outside through the sliding doors to the upper deck and enjoy panoramic views of the golf course. A remote-controlled awning offers shade on hot summer days, allowing for comfortable outdoor living. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom and walk-in closet. The optional laundry hookups on the upper level add extra convenience. The primary suite feels like a private retreat – it features a luxurious Ensuite with a relaxing jetted tub, separate walk-in shower, a large vanity with granite countertop, and a huge walk-in



wardrobe closet. The fully developed lower level offers even more living space with a large family room and an adjoining study featuring a built-in deskâ€”perfect for working from home or homework sessions. Step out through the patio door to a spacious concrete patio and take in peaceful views of the golf courseâ€”your extended outdoor living space awaits! A large laundry room with a convenient guest bathroom adds everyday functionality, while generous storage keeps everything organized. You'll appreciate the air conditioning, and updated furnace, humidifier and hot water tank (replaced 2021). The double attached garage allows for extra storage and makes coming and going a breeze, plus thereâ€™s plenty of visitor parking available for guests. Excellent location! Enjoy the walking paths and easy access to main roadways through-out the city. Close to shopping, transit and the Calgary International Airport. Pride of ownership and move-in ready. A pleasure to show!

Built in 1999

### **Essential Information**

MLS® #	A2219620
Price	\$519,900
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,025
Acres	0.06
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	13 Country Hills Gardens Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5G1

### **Amenities**

Amenities	Gazebo, Other, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Awning(s)
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, On Golf Course, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	2
Zoning	M-CG

**Listing Details**

Listing Office                RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.