

# \$649,900 - 522 Country Hills Drive Nw, Calgary

MLS® #A2225574

**\$649,900**

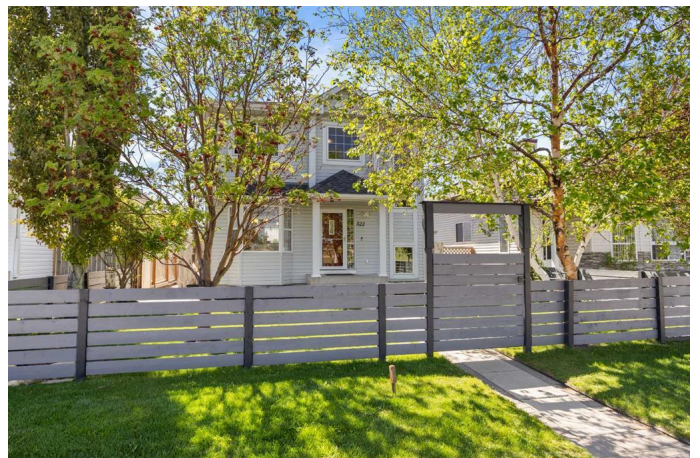
3 Bedroom, 4.00 Bathroom, 1,373 sqft  
Residential on 0.09 Acres

Country Hills, Calgary, Alberta

**\*\* OPEN HOUSE this SATURDAY, JUNE 14 at 2PM - 4PM \*\*** Welcome to this beautifully maintained home facing the tranquil green space of Country Hills Park! With 3 Bedrooms, 3.5 Bathrooms, an office, and 1,909 sq. ft. of developed living space, this home offers comfort, functionality, and thoughtful upgrades throughout.

A standout feature of this home is the **BRAND NEW 30' x 22'** fully insulated double detached garage, which has been designed as an office space (permitted living space approved by the City). The fully finished living space (approximately 145 sq. ft.) offers pot lights, 4 feet window, heated and 10-foot ceilings, with the parking area heated by a spider heater with thermostat, while the office and bathroom are equipped with baseboard heating for added comfort. A 3-piece full bath completes the space, featuring a stand-up shower, toilet, ceiling exhaust fan, and hot/cold water faucets. There is attic storage with lighting (30'x8'). Whether you need a home business setup, gym, or creative studio, this versatile space is ready to meet your needs.

Step into the grand foyer with a soaring 17-foot ceiling that sets the tone for the spacious layout. To your left, a bright Dining Room with a bay window offers the perfect setting for gatherings and family dinners. The heart of the home features an inviting open-concept Living Room with a cozy gas fireplace and ceiling fan, a well-appointed



Kitchen with raised eating bar, and newer stainless steel appliances. A sunlit Nook leads out to the south-facing backyard.

On the upper level, the generously sized Primary Bedroom includes a ceiling fan and a 4-piece Ensuite Bath. Two additional well-sized Bedrooms and another full 4-piece Bathroom complete the upper level.

The fully finished Basement adds incredible flexibility to the home with a spacious Recreation Room with a wet bar – perfect for movie nights, game days, or entertaining guests.

Enjoy the outdoors in your private oasis, featuring a fully fenced front and back yard connected by a concrete patio pathway. The sunny, south-facing backyard is beautifully landscaped and includes a gas hookup – perfect for summer BBQs.

Additional recent upgrades include a high-efficiency furnace, central air conditioner, hot water tank, central vacuum system, pex plumbing throughout (no poly-B), stainless steel appliances. New Roof will be installed by possession.

Located in a quiet, family-friendly neighborhood, just steps from the park and close to schools, shopping, and transit. Don't miss this incredible opportunity to own a home that offers lush greenery, trees, privacy and comfort!

Built in 1998

## **Essential Information**

MLS® #	A2225574
Price	\$649,900

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,373
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	522 Country Hills Drive Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4W7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	R-CG

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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