

\$599,900 - 522 Country Hills Drive Nw, Calgary

MLS® #A2233113

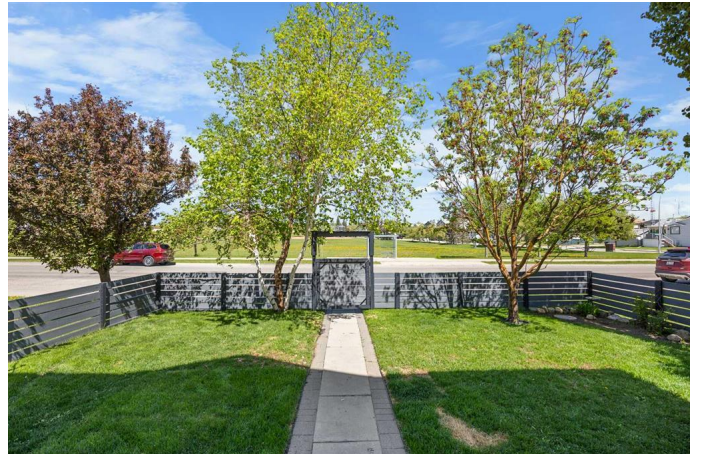
\$599,900

3 Bedroom, 4.00 Bathroom, 1,373 sqft

Residential on 0.09 Acres

Country Hills, Calgary, Alberta

Facing the tranquil green space of Country Hills Park, this beautifully maintained 2-storey home offers 3 bedrooms, 2.5 bathrooms, a fully finished basement, and a rare oversized double garage with a finished flex space and a full bathroom - perfect for hobbies, home business, or guest use. With 1,909 sq. ft. of developed living space and versatile features throughout, this home delivers comfort and convenience. The 30' x 22' garage is fully insulated and heated, with 10-ft ceilings, a 4-ft window, baseboard heat, a 3-piece bathroom, and a 30' x 8' lit attic for storage. Inside the main home, enjoy a grand 17-ft foyer, formal dining with bay window, a cozy living room with gas fireplace, functional kitchen with raised eating bar and stainless-steel appliances, and a sunny breakfast nook with backyard access. A 2-piece powder room completes the main floor. Upstairs includes a spacious primary bedroom with ensuite, two additional bedrooms, and a full bath. The basement offers a rec room with wet bar, dedicated laundry with shelving and a large storage room. Outside features a south-facing lawn, gas BBQ hookup, and a concrete walkway that connects the fully fenced and secure front and back yards - great for pets and kids. Additional upgrades in the last 2 years include a high-efficiency furnace, Central A/C, hot water tank, pex plumbing (no poly-B), a new roof to be installed and siding touch-ups by possession. Located near schools, parks,



shopping, and transit. Walking paths connecting to Nose Creek Park. Quick possession available!

Built in 1998

Essential Information

MLS® #	A2233113
Price	\$599,900
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
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	June 20th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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