

\$615,000 - 22 Country Hills Manor Nw, Calgary

MLS® #A2214851

\$615,000

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.09 Acres

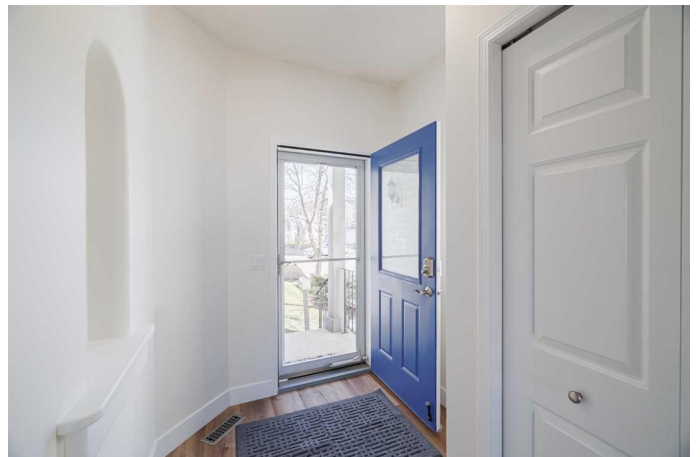
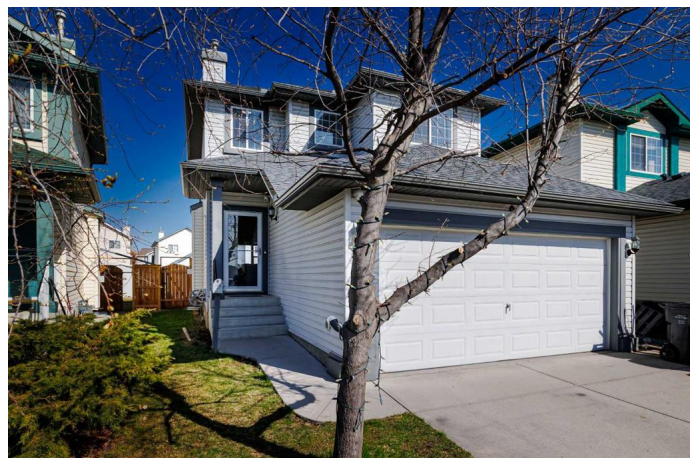
Country Hills, Calgary, Alberta

Open House Sat April 26 2pm - 4:30pm This beautifully maintained 2-storey fully finished home offers over 1,400 sq ft above grade, with 3 bedrooms, 2.5 bathrooms, and a double front-attached garage with an extended drivewayâ€”perfect for multiple vehicles or guests. From the moment you pull up, the cheerful blue front door will steal your heart, adding a fun pop of color to the homeâ€™s already charming curb appeal!

Step inside to a bright and open main floor featuring 9â€™ ceilings, brand new luxury vinyl plank flooring, fresh paint throughout, and plenty of windows that flood the home with warm, natural light. The modern kitchen is equipped with stainless steel appliances, a raised breakfast bar, silgranit sink, and ample cabinetryâ€”ideal for busy family life. The open concept flows into the cozy living room with gas fireplace and spacious dining area, with easy access to the backyard. A convenient half bath and garage entry complete the main level.

Upstairs, youâ€™ll find three well-sized bedrooms, including a spacious primary suite with a 4-piece ensuite, walk-in closet, and an additional wardrobe closet. Thereâ€™s also a second 4-piece main bathroom, and the added bonus of an upstairs laundry roomâ€”no more hauling laundry downstairs!

The fully finished basement offers a generous recreation roomâ€”great for a media setup, kidsâ€™ playroom, or home gymâ€”as well as a large storage room for seasonal items or



hobby gear.

Enjoy outdoor living with a brand-new fence, expansive backyard deck, private play structure, and a storage shed for all your tools and toys. Thereâ€™s plenty of room to entertain, garden, or just relax in the sun. Recent upgrades include: New Roof, New Flooring (LVP & Carpet), Fresh Interior Paint, New Fence, and more.

Located in the family-friendly and well-established community of Country Hills, youâ€™ll love the close proximity to parks, pathways, golf, schools, shopping, and restaurants. Quick access to Deerfoot Trail, Stoney Trail, and transit makes commuting across Calgary a breeze. Country Hills Golf Club, public green spaces, and nearby amenities make this a perfect home for growing families or first-time buyers. Donâ€™t miss this incredible opportunity to make this home your familyâ€™s next chapter!

Built in 1998

Essential Information

MLS® #	A2214851
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Country Hills Manor Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K5C7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, High Ceilings, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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