

\$499,000 - 18 Country Hills Link Nw, Calgary

MLS® #A2242169

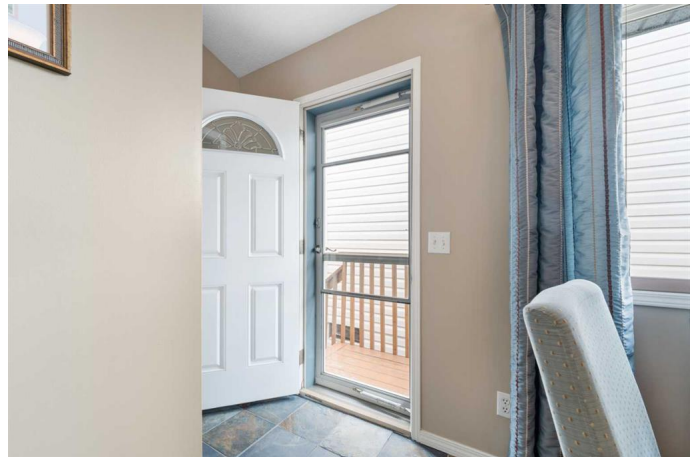
\$499,000

3 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.07 Acres

Country Hills, Calgary, Alberta

Welcome to this beautifully maintained bi-level home, nestled in the highly sought-after community of Country Hills. Pride of ownership is evident throughout this immaculate property, lovingly cared for by its original owner. With thoughtful upgrades over the years, this home offers both comfort & peace of mind. Major improvements include R25 loose-fill insulation top-up in the attic (Feb 2018), R21 insulation in the vaulted ceiling (Feb 2018), a hot water tank & furnace (2015), complete replacement of all Poly-B plumbing (Feb 2025), & an oversized double garage (built in 2004). Step inside to discover gleaming maple hardwood floors & elegant natural stone tilework. The kitchen showcases rich maple cabinetry, granite countertops, a stylish tile backsplash, & a double under-mounted granite-coated sink. with an upgraded faucet. This home has never had pets or smoking inside, ensuring a clean, fresh environment. The main floor features a spacious layout with two generous bedrooms & a 4-piece bathroom. The lower level hosts a bright, well-designed illegal basement suite with one bedroom, a 4-piece bathroom, large west-facing windows, & a convenient rear walk-up to grade entrance. Enjoy the serene backyard adorned with lush grass, blooming flowers, & an oversized double detached garage. The home boasts west-to-east exposure, bathing the interior in natural light throughout the day & allowing a refreshing cross-breeze when the windows are open. Open House this Saturday & Sunday from



1:00 PM – 4:00 PM. Don't miss the opportunity to view this truly rare & spectacular home.

Built in 1997

Essential Information

MLS® #	A2242169
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	18 Country Hills Link Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K4W3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Built-in Features, Laminate Counters, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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