

# \$474,999 - 96 Country Hills Cove Nw, Calgary

MLS® #A2208075

**\$474,999**

3 Bedroom, 3.00 Bathroom, 1,366 sqft  
Residential on 0.05 Acres

Country Hills, Calgary, Alberta

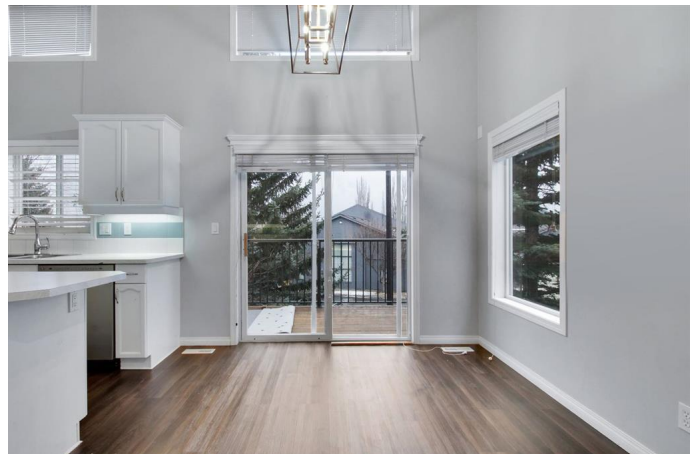
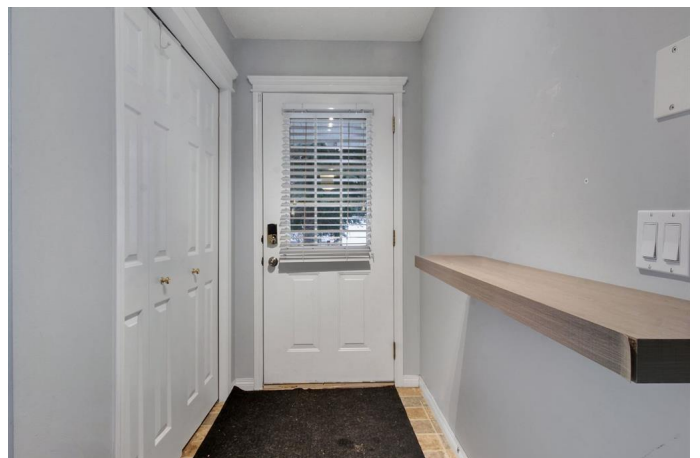
Move-In Ready End Unit Townhome with  
Walk-Out Basement in Country Hills Cove!

Welcome to this bright and spacious  
3-bedroom, 2.5-bathroom end-unit townhome  
with a fully finished walk-out basement,  
located in the sought-after, family-friendly  
community of Country Hills Cove.

This home offers over 1,300 sq. ft. of  
comfortable living space and is nestled in a  
quiet, mature neighbourhood—just steps from  
a football field, daycares, and surrounded by  
convenient amenities including T&T  
Supermarket, restaurants, and local shops.  
Enjoy easy access to Deerfoot Trail, 14th  
Street, and the Calgary International Airport,  
plus scenic views of downtown from 2 of the  
bedrooms.

## Main Features:

Chef-Inspired Kitchen with soaring ceilings,  
large windows, a walk-in corner pantry, ample  
counter space, and TWO gas  
burners—perfect for home cooks who love to  
entertain. Private Deck off the kitchen—ideal  
for BBQs and outdoor dining. Bright  
Upper-Level Living Room with stylish laminate  
hardwood flooring and tons of natural light.  
Â Â Upper levelÂ boast a Spacious Master  
Bedroom with a 5-piece ensuite and a  
generous closet. Two Additional Bedrooms on  
the same level, ideal for kids, guests, or a  
home office.



Â Â Fully Finished Walk-Out Basement with a cozy family room and direct access to your private backyardâ€”perfect for family fun or relaxing evenings

Enjoy the calm of a quiet street while still being close to everything you need. With great walkability, public transit access, and nearby green spaces, this home checks all the boxes for families, first-time buyers, or anyone looking to upsize into a welcoming community.

Donâ€™t miss your chance to own this fantastic end-unit in Country Hillsâ€”book your private showing today!

Built in 1999

**Essential Information**

MLS® #	A2208075
Price	\$474,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

**Community Information**

Address	96 Country Hills Cove Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K5G8

## Amenities

Amenities	Parking, Trash
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	34
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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