

# \$450,000 - 25 Country Hills Cove Nw, Calgary

MLS® #A2240432

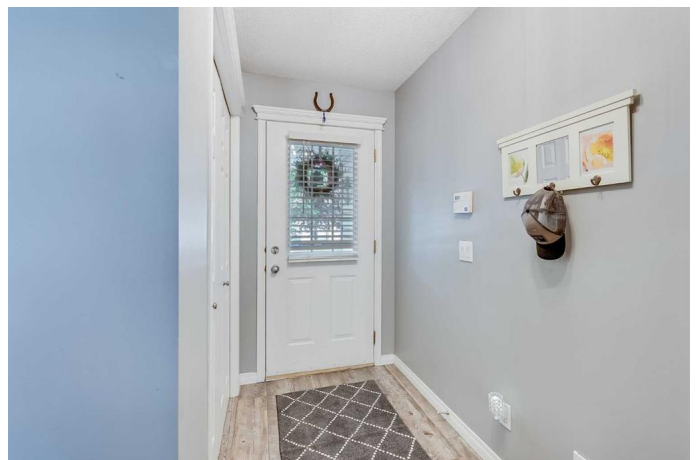
**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,349 sqft

Residential on 0.04 Acres

Country Hills, Calgary, Alberta

Welcome to this beautifully updated 4-level split townhouse in the quiet, well-kept enclave of Country Hills offering over 1,600 sq ft of thoughtfully designed living space, soaring ceilings & a rare dual primary suite layout ideal for modern living. Over the past several years, this home has undergone an impressive series of renovations that leave it feeling fresh, stylish & move-in ready. From flooring & lighting to bathrooms, blinds & mechanical systems—nearly every space has been touched. The result is a home that feels almost entirely new, while still offering the warmth & character of an established community. Just off the front entry, you™re welcomed by a sunlit kitchen & dining area with soaring ceilings & large windows. The kitchen is as functional as it is beautiful, featuring white cabinetry with under-cabinet lighting, stainless steel appliances, garburator, corner pantry, classic white subway tile backsplash & a built-in desk or coffee bar—ideal for work-from-home days or your morning espresso ritual. One level up, the spacious living room is filled with natural light & includes a stylish 2-piece powder room for guests. On the top level, two generous primary suites each enjoy their own beautifully renovated ensuite (2018), complete with updated flooring, lighting, vanities & a brand-new bathtub in the larger suite—offering a flexible layout ideal for roommates, guests or work-from-home setups. The lower level adds even more versatility with new carpet, fresh



paint, laundry, storage & a cozy flex space perfect for a gym, office or media room. Notable upgrades include central A/C (2021), furnace & hot water tank (2016), a fully insulated single attached garage with new door & mechanism (2023), updated blinds, and modern lighting throughout. Enjoy outdoor living on your private back deck with gas line for BBQs, and take advantage of nearby parks, pathways, shopping & transit options. Tastefully renovated & thoughtfully maintained, this home is the perfect blend of turnkey convenience & timeless appeal.

Built in 1999

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2240432      |
| Price          | \$450,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,349         |
| Acres          | 0.04          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 25 Country Hills Cove Nw |
| Subdivision | Country Hills            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3K 5G7                  |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Trash                                                   |
| Parking Spaces | 1                                                       |
| Parking        | Front Drive, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                       |

## Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Pantry, Recessed Lighting, Walk-In Closet(s), Chandelier, Crown Molding |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                |
| Heating           | Forced Air                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                              |

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                      |
| Lot Description   | Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Wood Frame, Cement Fiber Board                                                             |
| Foundation        | Poured Concrete                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | M-C1 d54        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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