

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

MLS® #A2233113

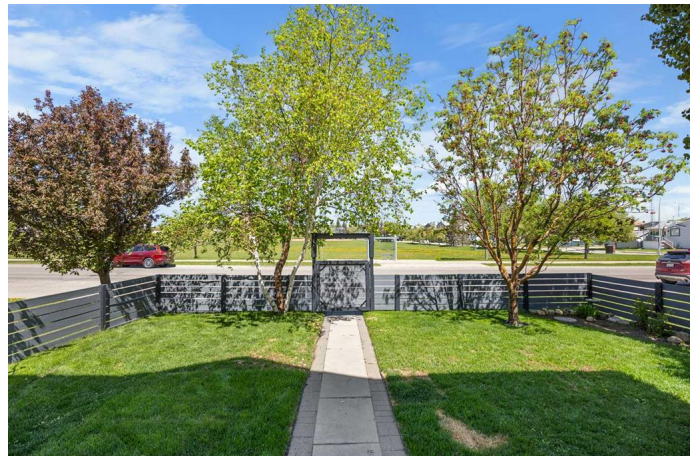
**\$599,900**

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 | 1               |
| Zoning         | R-CG            |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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