

# \$619,900 - 6 Country Hills Manor Nw, Calgary

MLS® #A2267537

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,489 sqft

Residential on 0.13 Acres

Country Hills, Calgary, Alberta

Check out this bright and beautifully UPGRADED 2-storey detached home on a desirable CORNER LOT in Country Hills! Featuring 3 bedrooms, 2.5 bathrooms, a fully finished basement and a double garage. This home offers the perfect balance of comfort and functionality. Inside, you'll love the brand-new luxury vinyl plank flooring throughout (no carpet), fresh paint, modern light fixtures, and sleek pot lights that create a bright and inviting atmosphere. The open-concept main floor features a spacious living room with a cozy gas fireplace and large windows that fill the space with natural light, a bright dining area perfect for gatherings, and a functional kitchen with newer appliances (brand new refrigerator), ample cabinetry, and a clear view of the yard. Step outside to the large patio—ideal for morning coffee, weekend BBQs, or relaxing outdoors. Upstairs, the primary bedroom includes a private 4-pc ensuite, while two additional bedrooms, a full bath, and upper-level laundry ensure comfort and convenience for the whole family. The fully finished basement offers a generous family room that can easily serve as a playroom, gym, or home theatre. Outside, the expansive yard provides endless potential for gardening, play, or entertaining. With a brand-new roof and modern upgrades throughout, this home is truly move-in ready. Nestled in the family-friendly community of Country Hills, you'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, green spaces, and nearby amenities make this a wonderful place to call home. Book a showing today!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267537    |
| Price          | \$619,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,489       |
| Acres          | 0.13        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 6 Country Hills Manor Nw |
| Subdivision | Country Hills            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3K 5C7                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

**Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Open Floorplan, Storage, Walk-In Closet(s) |
|-------------------|--------------------------------------------|

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                               |
| Cooling         | None                                                                                  |
| Fireplace       | Yes                                                                                   |
| # of Fireplaces | 1                                                                                     |
| Fireplaces      | Gas, Living Room                                                                      |
| Has Basement    | Yes                                                                                   |
| Basement        | Full                                                                                  |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-CG               |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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