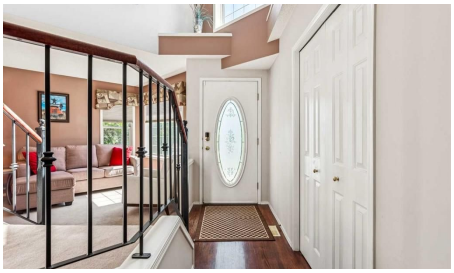
40 Country Hills Bay NW

Calgary | Active | MLS® A2343591

$649,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1998**	**1,806 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to this meticulously maintained 5 bedroom, 3 & 1/2 bath home in popular Country Hills, offering a bright open main floor with gleaming hardwood, a gas fireplace for cozy nights, and a spacious breakfast nook off the kitchen. The kitchen also features a walk-in pantry that flows nicely to the dining and living areas for easy hosting. Upstairs you'll find 3 generous bedrooms including a peaceful primary retreat with ensuite and walk-in closet. The fully developed lower level provides flexible space for guests, teens, or a home office and an additional 2 generous bedrooms with large Jack and Jill walk in closet. Outside enjoy the private yard with an underground sprinkler system, plus a brand new garage door. All set close to major transportation routes, parks, schools, and everyday amenities. Move-in ready and thoughtfully cared for, this home brings comfort, space, and convenience together.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343591
Bedrooms	5
Bathrooms	4
Year Built	1998
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,806 sq. ft.
Main Level Finished Area:	967 sq. ft.
Upper Level Finished Area:	945 sq. ft.
Below Grade Finished Area:	945 sq. ft.

Acreage:	No
Lot Area:	4,520 sq. ft.
Lot Frontage:	39' 1/8 "
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1998 (Age: 28)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9811725
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Coal, Gas

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Country Hills
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Kitchen · 12'9" × 9' ·
Main Floor	Dining Room · 12'3" × 7'8" ·
Main Floor	Nook · 14'9" × 9' ·
Main Floor	Living Room · 12'3" × 10' ·
Main Floor	Family Room · 16'10" × 11' ·
Main Floor	Foyer · 7'8" × 5'9" ·
Main Floor	Laundry · 9' × 8'8" ·
2nd Floor	Bedroom - Primary · 16'4" × 12'2" ·
2nd Floor	Bedroom · 10'7" × 9'3" ·
2nd Floor	Bedroom · 12'3" × 9'1" ·
Lower Level	Bedroom · 12'2" × 10'7" ·
Lower Level	Bedroom · 10'9" × 10'9" ·
Lower Level	Game Room · 17'7" × 11'8" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, City Lot, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-CG
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/40-country-hills-bay-nw-calgary-a2343591/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.