



**GRASSROOTS**  
REALTY GROUP

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**254 Coville Crescent NE**  
**Calgary, Alberta**

**MLS # A2225744**



**\$568,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home		

**Inclusions:** Nest thermostat and doorbell. One garage remote.

A delightful home on a crescent near parks and green spaces. Beautiful hardwood flooring, airy 10 ft ceilings, big bright windows and a total of 4 bedrooms and 2.5 baths. Central vac & stainless appliances, too! Big bright kitchen with lots of counter space and plenty of cabinetry. Primary bedroom features his & hers closets and a 2 piece ensuite. Double detached garage. Flat, fenced, landscaped yard with concrete walkways and patio. Fully finished lower levels adds a ton of convenient living space, including a big rec room, a 2 piece bath, laundry and a 4th bedroom complete with a walk-in closet. This home is in a quiet, friendly neighborhood yet main roads are easily accessible and provide quick commutes to the airport, Cross Iron Mills, etc. Within the neighborhood, shopping, dining, services, schools and amenities are right at hand. Lots of parks & green spaces, too! New roof and many updates throughout. Come on by and have a look! You will feel instantly comfortable in this charming, cared for home.