



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11937 Coventry Hills Way NE
Calgary, Alberta

MLS # A2226054



\$635,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this fabulous home in the desirable community of Coventry Hills. This home features a great open concepts main floor and plenty of space for entertaining. The kitchen includes a large island with over sized silt granite sink and breakfast bar, stainless steel appliances, raised panel cabinets, custom backsplash. The nook leads onto your large back deck and fenced in yard with back lane. The living room features a cozy corner gas fireplace. Upstairs you will find a huge bonus room, a master suite with walk in closet and 4 pc ensuite incl corner jetted tub and separate shower. 2 more bedrooms and a bath complete the top floor. The lower level is fully finished a spacious recreation room with 2 pc bath. Located within walking distance to schools and just minutes from all major amenities, shopping, dining, and entertainment. Quick access to Deerfoot and Stoney Trail, and surrounded by miles of parks and pathways. New Shingles and sidings on two sides will be replaced before possession.