



GRASSROOTS
REALTY GROUP

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196 Coventry Hills Drive NE
Calgary, Alberta

MLS # A2227544



\$629,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated and fully finished 2-storey home located in the highly sought-after community of Coventry Hills! Ideally situated close to Nose Creek Middle School, Notre Dame High School, Cardel Place, public transit, and all major amenities, this home offers both convenience and lifestyle. Step inside to an inviting open-concept main floor featuring hardwood flooring, a cozy living room with a gas fireplace, and a well-appointed kitchen complete with maple cabinetry, a center island with raised eating bar, newer appliances, and a corner pantry. Upstairs, you'll find a spacious bonus room with soaring 12-ft ceilings and large windows that flood the space with natural light. There are three well-sized bedrooms on the upper level, including a generous primary retreat with a walk-in closet and full ensuite with soaker and separate shower. The fully finished basement—professionally completed in 2025—boasts a large family/games room and an additional full bathroom, offering excellent extra living space for a growing family or guests. Recent updates include a new roof (2024), brand-new carpet, and fresh paint throughout (2025). Outside, enjoy a large backyard, a spacious back deck for entertaining. The oversized double attached garage is insulated and offers ample space for storage and room for a workspace if desired. With over 2,200 sq ft of developed living space, this move-in-ready home combines comfort, functionality, and an unbeatable location. Don't miss your chance to call this incredible property home!