



GRASSROOTS
REALTY GROUP

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

12885 Coventry Hills Way NE
Calgary, Alberta

MLS # A2238843



\$684,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Separate Entrance		

Inclusions:	None
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Welcome to this stunning above 2400 sq ft residence, boasting 4 bedrooms, 3.5 bathrooms, and a beautifully finished basement illegal suite with separate entrance. The expansive backyard and double car garage complete this incredible property. Upon entering the main floor, you'll notice a bright and airy living area, complete with large windows and a cozy gas fireplace. The kitchen, dining, and living areas are all connected in an open layout. The kitchen features ample cabinet storage, stainless steel appliances, and a convenient breakfast bar. There is a dining area beside the kitchen with a large window and a patio door which leads to the wooden deck and backyard, perfect for outdoor entertaining. A half bathroom and laundry area complete this floor. The upper floor has a spacious bonus room, flooded with natural light coming from big windows. The primary bedroom is spacious and airy with large windows, two spacious closets and a four-piece ensuite, while two additional bedrooms has their own closet space and windows. A common full bathroom serves these bedrooms. The basement suite (illegal) is a private and comfortable space, featuring a separate side entrance, spacious bedroom, cozy kitchen, living area, full bathroom, and separate laundry area. The basement suite (illegal) has everything separate, including its own furnace. This incredible property is nestled in the desirable Coventry Hills community with nearby schools, shopping centres, community centres and bus stops.