



GRASSROOTS
REALTY GROUP

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13100 Coventry Hills Way NE
Calgary, Alberta

MLS # A2244886



\$725,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

**** Open House, Saturday, August 9, 2-4pm **** Step into a home that offers more than just square footage and bedrooms. This beautifully maintained original-owner home in Coventry Hills is a true gem. At 2,059 sq ft, this pristine residence offers three bedrooms and two and a half bathrooms, but it's the thoughtful details that set it apart. Gleaming hardwood floors flow across the main level, leading to a stylish kitchen with stainless steel appliances, quartz countertops, and an island perfect for casual dining. The living and dining rooms share a cozy two-way fireplace, creating a warm and inviting atmosphere. A main floor laundry room adds convenience to daily life. Upstairs, luxurious upgraded carpets lead to a versatile bonus room with vaulted ceilings and large windows, and a primary bedroom with a full ensuite. A unique catwalk connects the bonus room to the bedrooms, adding architectural flair. Outside, the south-facing backyard is a private retreat with a maintenance-free deck, privacy screens, and a gas line for barbecues. Plus, a large gate to the alley and a double attached garage offer added convenience. . Coventry Hills boasts numerous schools, parks, and shopping options, including the Vivo Centre. This isn't just a house; it's a place to call home. Don't miss the opportunity to make this exceptional property yours. Call today!