



GRASSROOTS
REALTY GROUP

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176 Coventry Green NE
Calgary, Alberta

MLS # A2244924



\$715,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,798 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome to 176 Coventry Green. A breathtaking, fully renovated property in the idyllic, sought-after community of Coventry Hills. This property has 5 bedrooms and 3 bathrooms, with around 1800 sq ft above grade and over 2500 sq ft of total living space. Elegantly styled, with a modern design, this beautiful home boasts open sight lines and an expansive floor plan. The spectacular gourmet kitchen is designed for entertaining with custom cabinetry featuring soft-close drawers, Newer stainless-steel appliances including French door fridge and electric stove. The elegant design of the kitchen is completed with quartz countertops and unobstructed main floor views to all areas . The property benefits from cozy living area on the main floor with gas fireplace features stone. The main floor continues to wow with its laundry, customized mud area, with access to the oversized double attached garage. The main floor completed with the half bath. The elegant style continues with a stunning staircase complementing the open designs in the home. This leads you to the second floor where you will find four generous sized bedrooms including the indulgent primary suite which benefits from a large walk-in closet and Gas fireplace. Master bathroom combines contemporary style with natural earth tones, and includes a custom vanity. The basement contains a large bedroom and large recreation area with electric fireplace. In addition the home has gorgeous luxury vinyl plank flooring throughout the main level (2024) and brand new carpet in (2024) on the upper floor. Fresh paint throughout the house. The backyard is tastefully finished with great landscaping mature trees, grass and storage shed. large deck with retractable patio canopy. Brand New roof and Gutters will be Installed. Don't miss the opportunity to view a perfect move-in ready home!