



**GRASSROOTS**  
REALTY GROUP

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**153 Coventry View NE**  
**Calgary, Alberta**

**MLS # A2246511**



**\$545,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Wired for Sound		

**Inclusions:** Shed, TV in basement, Fridge in Basement, Trampoline

Welcome to this beautifully maintained and freshly painted 4-bedroom, 3.5-bathroom home nestled in the heart of Coventry Hills, one of Calgary's most desirable family communities. As you step inside, you're greeted by a spacious foyer that leads into a generously sized living and dining area—perfect for both everyday living and entertaining guests. The refreshed kitchen features ample cabinet and drawer space, brand-new stainless steel stove and dishwasher (2025), a sleek backsplash, and a bright breakfast nook overlooking the large, south-facing backyard. Step outside to enjoy a spacious deck—ideal for summer barbecues and relaxing evenings. The main level also offers a convenient 2-piece powder room. Upstairs, you'll find a well-sized primary bedroom with large windows and a private 3-piece ensuite, along with two additional good-sized bedrooms and a 4-piece bathroom. The fully developed basement adds even more living space with a large recreation room, a fourth bedroom, a 3-piece bathroom, and laundry area with washer and dryer. The roof shingles were replaced in 2025, offering added peace of mind for years to come. Coventry Hills is known for its excellent amenities and family-friendly atmosphere. Just minutes away are Sobeys, Superstore, Starbucks, Tim Hortons, a variety of dining options, and the Vivo Recreation Centre. You'll also find several top-rated schools nearby including Coventry Hills School, Northern Lights School, Nose Creek School, St. Clare, and North Trail High School. With easy access to Stoney Trail and Deerfoot Trail, commuting and travel across the city is a breeze. This home offers space, comfort, and convenience—all in a prime location. Don't miss out!