



GRASSROOTS
REALTY GROUP

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

12524 Coventry Hills Way NE
Calgary, Alberta

MLS # A2259308



\$579,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,095 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shelving in bathroom

Welcome to this thoughtfully customized 3 bedroom bi-level home, perfectly situated in the family oriented community of Coventry Hills. Designed with comfort and versatility in mind, this unique, one of a kind home offers enhanced accessibility for those that may need; ideal for families who may have individuals with mobility challenges, or seniors seeking stair free living options. Step inside and you're greeted by a bright, open concept living room featuring soaring vaulted ceilings, expansive windows, and a neutral colour palette that creates a warm and inviting atmosphere. The spacious kitchen includes a generous pantry, a designated dining area, and French doors that open to a large deck; perfect for entertaining or enjoying the fully fenced backyard. This level features a spacious primary bedroom with double closets and direct access to a well appointed 4 piece bathroom. A second bedroom, offers additional comfort and flexibility. What was previously a third bedroom has been converted into a dedicated office space and is equipped with a Vertical Platform Lift; providing convenient access to both the garage (featuring a widened door jamb) and the fully developed lower level. To support individuals with accessibility; the home has three ceiling track systems - one located in the upper level bathroom and two in the lower level. The lower level offers exceptional additional living space, showcasing a spacious recreation room with a cozy gas fireplace, a third bedroom and a 3 piece bathroom. A dedicated laundry area and generous storage further enhance the home's practicality. This level also includes a separate games/playroom, which offers great flexibility and could be converted into a fourth bedroom to suit your family's needs. Numerous recent upgrades, include new shingles (2025), furnace (2023), central air conditioning (2023), 100 AMP

electrical panel (2023) and hot water tank (2019). Located in a vibrant, family friendly community, this home is just minutes from schools, the VIVO Recreation Centre, and a wide range of shopping and amenities. With quick access to both Deerfoot and Stoney Trail, this move in ready home offers the perfect blend of comfort, convenience, and connectivity.