



**12774 Coventry Hills Way NE
Calgary, Alberta**

MLS # A2285909



\$629,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully maintained former show home in the heart of Coventry Hills, one of Calgary's most established and family oriented north communities. Known for its excellent schools, parks, playgrounds, walking paths, and convenient shopping, Coventry Hills offers the perfect setting for a family looking to put down roots. From the moment you arrive, the home welcomes you with attractive curb appeal and a warm, inviting presence. A new roof adds long term peace of mind, while the recently installed fence enhances both privacy and security, perfect for children and pets. Step inside and you are greeted by soaring ceilings and an abundance of natural light. Engineered hardwood flooring runs throughout the main level, adding warmth and durability, while the open concept layout creates a seamless flow for everyday family living and entertaining. The remodeled kitchen features stainless steel appliances, modern finishes, and generous prep space, perfect for busy mornings and family dinners alike. It is also equipped with a reverse osmosis water filtration system, offering clean and convenient drinking water right at the sink. A convenient powder room and main floor laundry complete this thoughtfully designed level. Upstairs, you will find a bright bonus room with large windows and a cozy fireplace, an ideal space for movie nights, a kids' play area, or a relaxing retreat at the end of the day. The spacious primary bedroom offers a walk in closet and a private four piece ensuite. Two additional bedrooms and another full four piece bathroom provide comfortable space for children or guests. The fully finished basement adds even more flexibility with a large recreation room, perfect for a home gym, playroom, or entertainment space, along with a full bathroom and a well maintained mechanical room. The home also includes CENTRAL AC, a

valuable upgrade not commonly found in many homes of this era, ensuring comfort throughout the summer months. A central vacuum system adds everyday convenience. Step outside to your sunny west facing backyard, designed for family enjoyment. The two tiered deck creates the perfect setting for barbecues, outdoor dining, and relaxing evenings watching the sunset. The landscaped yard is equipped with a built in sprinkler system, making it easy to keep the lawn lush, green, and well maintained throughout the season. Ideally located with quick access to Deerfoot Trail and Stoney Trail, and just minutes from schools, parks, shopping, golf courses, and the Calgary International Airport, this home offers both comfort and convenience. This is a move in ready opportunity in a sought after community, perfectly suited for a family ready to make their next move.