



12345 Coventry Hills Way NE
Calgary, Alberta

MLS # A2288360



\$685,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,616 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Insulate		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wired for Sound		
Inclusions:	N/A		

Located in the heart of Coventry Hills, this fully renovated walk-out home offers flexibility, modern upgrades, and lasting value. Extensively updated and meticulously maintained, it is completely move-in ready. Every space has been thoughtfully refreshed with elevated finishes that create a cohesive, contemporary feel throughout. The kitchen has been upgraded to support both everyday living and entertaining with ease. Expansive windows flood the main level with natural light while framing stunning downtown skyline views. The open-concept layout creates effortless flow, ideal for growing families or those who love to host. Upstairs, well-proportioned bedrooms and renovated bathrooms reflect the same consistent care seen throughout the home. A cozy front bonus room adds meaningful versatility, perfect as a family room, home office, or dedicated play space. The fully developed walk-out basement features a legal suite complete with its own full kitchen, offering excellent flexibility for multi-generational living or rental income potential. With two full kitchens and separate access, the home is designed to adapt to evolving needs. The insulated double attached garage is fully finished with epoxy flooring, demonstrating that the same thoughtful upgrades extend beyond the interior living spaces. An additional rear parking stall adds valuable flexibility. Outside, the generous backyard provides space to entertain or unwind. A large deck extends your living area outdoors and is perfectly positioned to capture beautiful downtown skyline views. Recent exterior upgrades including a new roof, siding, and eavestroughs completed in November 2024 add lasting value and peace of mind. Just minutes from Country Hills Town Centre and Coventry Hills Centre with quick access to Stoney Trail and Deerfoot Trail, this location offers true everyday convenience. Schools, parks, and pathways

are all nearby. This is a rare opportunity to own a modernized walk-out home with a legal suite and downtown views, offering flexibility and long-term value in one of Calgary's well-connected communities.