



235 Coville Close NE
Calgary, Alberta

MLS # A2290173



\$649,999

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,595 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: Basement: Stove, Refrigerator, Range Hood, Washer, Dryer

****LEGAL 1 Bedroom Basement Suite**** Gorgeous Family Home | 1,595 SqFt + 728 SqFt Legal Basement Suite | Total of 4 Bedrooms & 3.5 Bathrooms | Open Floor Plan | Modern Finishes | Sizeable Kitchen | Quartz Countertops | Stainless Steel Appliances | Kitchen Island with Barstool Seating & Cabinet Storage | Recessed Lighting | Large Windows | Great Natural Light | Dining Area with Deck & Backyard Access | Gas Fireplace | Arch Wall Accents | Main Level Laundry | 3 Upper Level Bedrooms | 2 Bathrooms | Legal Suited Basement with Separate Entry & Laundry | Open Floor Plan Kitchen & Living Room | Spacious Bedroom | 4pc Bathroom | Great Storage | Large Backyard | Deck | Garden | Fully Fenced | Double Attached Front Garage | Driveway | Incredible Location. Welcome to this beautifully maintained family home in the established community of Coventry Hills, offering 1,595 SqFt above grade plus a fully legal 728 SqFt basement suite, creating an excellent opportunity for homeowners and investors alike. With a total of 4 bedrooms and 3.5 bathrooms, this home offers functional living space, modern finishes, and incredible versatility. The main level features an inviting open floor plan highlighted by large windows, recessed lighting, and great natural light throughout. The spacious living room is anchored by a cozy gas fireplace and charming arch wall accents, creating a warm and stylish gathering space. The sizeable kitchen is designed for both everyday living and entertaining, featuring quartz countertops, stainless steel appliances, ample cabinetry, and a central island with barstool seating and additional storage. The dining area sits beside a door that leads to the deck and backyard, making indoor-outdoor living effortless. Main level laundry adds everyday convenience. Upstairs you'll find three generously sized bedrooms and two full

bathrooms, including a comfortable primary retreat with its own ensuite, while the additional bedrooms share a well-appointed full bathroom. The ensuite bathroom has a deep soaking tub, walk-in shower and an extended single vanity with a make-up counter. The fully legal basement suite offers 728 SqFt of private living space with its own separate entrance and separate laundry, making it ideal for rental income, extended family, or guests. The suite features an open-concept kitchen and living room, a spacious bedroom, a 4-piece bathroom, and excellent storage. Outside, enjoy the large fully fenced backyard complete with a deck and garden, perfect for relaxing or entertaining during the warmer months. A double attached front garage and driveway provide ample parking and convenience. Located in the family-friendly community of Coventry Hills, this home offers quick access to parks, schools, shopping, transit, and major roadways, making it a fantastic opportunity in a highly desirable area. Hurry and book your showing at this incredible home today!