



**199 Coventry Close NE
Calgary, Alberta**

MLS # A2294934



\$588,900

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | Coventry Hills | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,157 sq.ft. | Age: | 1991 (35 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Landscaped | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar | | |

Inclusions: None

Welcome to this well-kept bi-level home on a desirable corner lot within walking distance to Northern Lights School, offering 3+1 bedrooms, Den, 3 full baths, and 2,098 sq ft of total fine living space—all within minutes of Deerfoot Trail, Stoney Trail, shopping, and even golf! Step inside and discover soaring 11-foot vaulted ceilings across the open-concept Living and Dining room combo, creating a spacious, airy atmosphere. The bright Living room features a beautiful bay window bathed in natural sunlight—perfect for relaxing and entertaining. The sunny East-facing Kitchen showcases granite countertops, stainless steel appliances including a Bosch dishwasher, and a sliding patio door opening onto the large Deck with stairs to the backyard. The large Primary bedroom offers a peaceful retreat with a 4-piece ensuite and walk-in closet. Two additional well-sized bedrooms and another full 4-piece bathroom complete this floor. The fully developed lower level features a spacious Family room with a gas fireplace and wet bar—ideal for entertaining and gatherings. A fourth generous-sized bedroom with an oversized closet and a 3-piece bathroom. A versatile Den offers high potential for a home office or hobby room and can be easily converted into a 5th bedroom. A Laundry room with a sink adds everyday convenience. Step outside to your fully fenced and landscaped backyard on a corner lot with convenient back lane access and the privacy of corner lot living without the extra walks. The large Deck provides perfect outdoor space for summer relaxation. A double attached garage offers ample parking and storage. Recent updates include new shingles and new gutters—ensuring peace of mind for years to come. Located in family-friendly Coventry Hills, this home is ideally positioned near public and Catholic schools, Vivo

Recreation Centre, golf courses, shopping options including Country Hills Town Centre, restaurants, and grocery stores. You'll love living here with everything just moments away—playgrounds, parks, public transportation, and movie theatres all within easy reach. Quick access to Country Hills Boulevard, Stoney Trail, and Deerfoot Trail provides unmatched connectivity to all areas of the city, while Calgary International Airport is just a ten-minute drive away for convenient travel. This is a wonderful home to raise your family and create cherished memories for years to come in one of Calgary's most convenient Northeast communities!