



**12993 Coventry Hills Way NE
Calgary, Alberta**

MLS # A2296801



\$349,900

Division:	Coventry Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,016 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully custom-designed end-unit townhouse in the highly sought-after community of Coventry Hills. Meticulously maintained and in immaculate condition, this home offers both style and functionality throughout. The main floor features a bright, open-concept layout highlighted by sleek engineered hardwood flooring and expansive modern windows that flood the space with natural light. The chef-inspired kitchen is equipped with high-end stainless steel appliances, granite countertops, rich maple cabinetry, and a spacious island with ample storage and convenient bar seating—perfect for entertaining. Step outside to your private deck, complete with a natural gas hook-up, glass railing, and serene views of open green space—ideal for summer evenings. Upstairs, you’ll find a spacious primary bedroom with a walk-in closet and a 4-piece ensuite, along with a generously sized second bedroom, an additional 4-piece bathroom, and a conveniently located front-loading washer and dryer. The oversized attached garage is fully finished and insulated, featuring a cleverly hidden storage room for added practicality. Ideally located close to shopping, restaurants, schools, and offering quick access to Deerfoot Trail and Stoney Trail. This is a must-see home you don’t want to miss!