



**161 Coventry Place NE
Calgary, Alberta**

MLS # A2299819



\$540,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	997 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Central Vacuum, Granite Counters, No Smoking Home, Sauna		

Inclusions: N/A

****Renovated, Charming and Super Clean**** --- Move in ready, 4-bedroom, 2-full bathroom, bi-level tucked away on a quiet cul-de-sac on a large pie shaped lot with west facing backyard!!! Open-concept main floor featuring beamed ceilings and luxury vinyl-plank floors where the living room, dining room and kitchen all blend seamlessly making entertaining a dream!! The well-appointed kitchen features a large island with breakfast bar, granite countertops, mosaic tiled backsplash, under cabinet lighting, USB outlets, Blanco Sil-granite sink, water filtration system, garburator, updated light fixtures and stainless-steel appliances including gas range and new dishwasher. Three generous sized bedrooms, including a tranquil primary retreat with charming bay window, and a renovated 4-piece bathroom with soaker tub complete this level. The downstairs features a massive recreation room with lots of windows for natural sunlight, a fourth good size bedroom and full bathroom. A laundry room with storage area and inviting cedar sauna completes the lower level. The backyard is fenced and landscaped with firepit, hot-tub and includes an insulated, drywalled and heated double garage. Recent noteworthy renovations include newer millwork and mission style interior doors on main, designer paint, renovated bathrooms with quartz counters and Toto toilets. All new windows and exterior doors, new high efficiency furnace, new central air conditioning, 50-gal hot water tank (2023), and newer roof (2018). All Poly B plumbing has been removed and updated with PEX, except for the portion to the water meter. This home is truly one of a kind in an excellent location close to expansive Nose Creek Park, amenities of Country Hills Towne Centre and walking distance to Northern Lights elementary school!!! Simply an amazing place to call home and shows 10/10!!!