



**208 Coventry Hills Drive NE  
Calgary, Alberta**

**MLS # A2137546**



**\$699,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,725 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Basement (Electric Stove, Hood Fan, Refrigerator, washer/dryer stacked)

Well-located for Enjoyment, transportation, shopping, Public High school within few Blocks, this JAYMAN built Coventry Hills home is the perfect example of family-friendly convenience with beautiful upgrades throughout. Shingles (2023), UPGRADES 2022: Gas Stove, Refrigerator with ice & water, Dishwasher, Range Hood, Kitchen Granite counter, undermount sink, Backsplash, wall Paint, Main Floor washer/dryer (2021), Upper Floor Bath & Ensuite: granite counter, sink, faucet (4 Pc), toilet, and Basement Washer/ Dryer. Attractive curb appeal includes lush foliage along the front walk. You will also appreciate the Garage Pad with 3 car parking. **\*\*\*MAIN FLOOR\*\*\*** Inside, golden hardwood creates a warm and inviting ambiance you will immediately love. The main floor layout is bright and open with big windows and great lighting. The renovated kitchen features gorgeous upgrades like granite counters and glass tile backsplashes. New appliances will impress the family chef, with a gas range, a French door refrigerator with ice and water, and both the range hood and dishwasher are also new. A huge EAT-UP ISLAND eat-up island is sure to be the gathering place for your next party, and the new under-mount sink means you can multitask while you host. A full PANTRY ensures you'll always be well-stocked with snacks. You will also notice this area has been freshly repainted. The dining area has tons of room for big family dinners, and sliding glass doors to the deck allow you to transition seamlessly to outdoor entertaining and grilling. A sunny living room is the perfect spot to cozy up by the gas fireplace. The entry from the double-attached garage holds a laundry area, where you'll find a newer washer and dryer, and a powder room completes this level. **\*\*\*UPSTAIRS\*\*\*** At the top of the stairs, a bonus room will be the go-to family hangout zone. The

primary bedroom is a lovely retreat, with an amazing upgraded ensuite where you will find a soaker tub, a separate glassed-in shower, and a walk-in closet. There are two more bedrooms on this as well as the remodeled main bathroom in a classic family floorplan.

**\*\*\*BASEMENT SUITE\*\*\*** The illegal basement suite has a SEPARATE ENTRY through the garage man door, and it also includes SEPARATE LAUNDRY. The kitchen has plentiful cabinetry, and there are two generous bedrooms as well as a full bathroom with a tub.

**\*\*\*OUTSIDE\*\*\*** Outside, the yard is massive! A tree provides dappled shade, and there is room for all your outdoor activities. Watch the kids and pets play from the comfort of the spacious deck, which also has raised planters for your garden. **\*\*\*THE AREA\*\*\*** This home is phenomenally located within easy walking distance to a plethora of shops, services, schools, and parks. Hours of pathways are accessible NEARBY, as are the Vivo centre and the Country Hills Library. Walking Trails, Fields, and Ponds are near Vevo as well.