



GRASSROOTS
REALTY GROUP

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89 Coventry Hills Drive NE
Calgary, Alberta

MLS # A2143484



\$679,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Beautiful Jayman-built, 2-storey, 1,958 sq. ft. air-conditioned home with a charming front verandah, located across from a green space park. Amazing location and stunning design will make you fall in love with this Coventry Hills home! Picture-perfect curb appeal features tidy landscaping and numerous windows with scenic park views directly across the street. Inside, the living room is filled with sunlight from the west-facing front window. The back of the house boasts a lovely open-concept space with a family room centered around a cozy corner fireplace. The well-appointed kitchen features gleaming maple hardwood floors, maple cabinets, an eat-up island bar, a full pantry, black appliances, and a breakfast nook that steps out to the back deck. This level also includes a half bath and a laundry room. Upstairs, the spacious and bright primary suite offers a large ensuite with ample counter space, a soaker tub, and a glassed-in shower. The walk-in closet makes your morning routine a breeze. There are two other spacious bedrooms and a 4-piece bathroom. A bonus room at the front of this storey makes a great home office, theatre, or play area. Downstairs, the massive unfinished basement provides endless options to create your dream lower level, with enough room for a home gym, playroom, storage, and more. Outside, the deck steps down to a lovely lawn with a fenced private yard that kids and pets will appreciate. The oversized detached double garage measures 22' x 24', perfect for your cars and tools. This home's location is absolutely fantastic, set across from the park and within walking distance to schools, shops, and eateries at Coventry Hills Centre. The Vivo Rec Centre, the library, and Landmark Cinemas are also just down the street. Stoney Trail is only minutes away, providing easy access around Calgary. The airport and CrossIron Mills mall are also

close by. This home offers a balance of comfort, convenience, and style, perfect for creating lasting memories with your family. Schedule your viewing today!