



12117 Coventry Hills Way NE
Calgary, Alberta

MLS # A2144170



\$669,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

Open house 1-3pm on Sat and SunGreat location-Nestled across from a large green space, your family will love its park-like setting. New painting inside and outside, new vinyl plank main floor, new stove, newer dishwasher, roof shingle replaced 2022… The fully equipped kitchen is just the right mix of warmth and functionality with efficient stainless steel appliances and big island. A convenient eating bar separates the kitchen and dining room, making this home perfect for entertaining. Keep out winter's chill by warming up in front of the living rooms cozy corner fireplace. In summer, the extra large deck is the perfect place to host back yard barbecues. Relax and unwind upstairs in the master bedroom retreat, complete with a corner soaker tub in the ensuite bath. Two other spacious bedrooms, bonus room and full bath complete the functional second floor. Close to all amenities, including schools, daycares, several golf courses, restaurants and shopping. At nearby Cardel Place, you will find facilities for any type of indoor recreation you can imagine including swimming, a fitness centre, hockey... It is priced to sell quickly. Hurry up to call your realtor today!