



12430 Coventry Hills Way NE
Calgary, Alberta

MLS # A2151805



\$649,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,772 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: backyard shed, shelving in garage, basement, and electrical room.

Welcome to 12430 Coventry Hills Way NE! Step into this stunning family home nestled in the heart of Coventry Hills, offering breathtaking views and a PRIME location across from a school park. Located within walking distance to all levels of schools, parks, and shopping. This meticulously maintained and upgraded 4-bedroom, 3.5-bathroom residence welcomes you with an expansive OPEN FLOOR PLAN. Highlights include a spacious dining area, a cozy family/great room with a gas fireplace, a main-level laundry room, and a sleek powder room. The kitchen is a CHEF’S DREAM with granite countertops, a tile backsplash, a walk-in corner pantry, and a substantial island. The best part... AIR CONDITIONING was installed in 2022 alongside a BRAND-NEW furnace! Upstairs, the master suite boasts soaring VAULTED ceilings, a walk-in closet, and a spa-like bathroom featuring a jetted tub and separate shower. The completely DEVELOPED BASEMENT provides the fourth bedroom, a versatile family room, and a three-piece bathroom. Outside, the fully landscaped, fenced-in yard offers a private oasis featuring a generous deck perfect for entertaining. Notably, the majority of the fence and deck were REPLACED in 2020. This gem is move in ready, and sure to meet all your needs!