



275 Coville Close NE
Calgary, Alberta

MLS # A2158231



\$665,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,722 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Refrigerator		

Welcome to a delightful two-story family home nestled in the very quiet location in the desirable community in Coventry Hills and steps away from a playground. This property offers a perfect blend of comfort, style, and functionality, ideal for growing families and boasts 2385 sq ft of developed living space. Open and bright foyer with a built-in bench as you walk in, leads to your OPEN CONCEPT Kitchen, Living and Dining with all-natural light. The living room with beautiful hardwood has a cozy fireplace with a TV niche above it. Fantastic Fully Upgraded Kitchen with stainless steel appliances, corner pantry, a big centre island with quartz top with extended eating ledge with a spacious dining area which leads you to the backyard and the garden door leads to a Brand-New Deck just sit and relax and enjoy your BBQ. with No neighbour at the back. Smartly tucked away is a half bath and laundry closet. The staircase leads you upstairs to a huge Bonus Room for family movie nights! The primary bedroom with its Fully Upgraded own 4-piece ensuite bath with jetted tub. 2 additional great bedrooms, and a Fully Upgraded 4-piece bathroom button-up this 2nd level. The fully finished basement presents a Wet bar and is complete with a spacious living room, bedroom, 4-piece bath, and Back Lane that allows more privacy as your back neighbors are further away. This phenomenal location is close to numerous golf courses, endless shops and amenities at Vivo center with swimming pool, Gym and many activities and events at Library and Movie theater. This is simply an unbeatable location! Don't miss out on this amazing opportunity! This fantastic home won't last long! Furnace (2019), Hot water Tank (2016), Roof (2021) and all upgrades (2020).