



**42 Coventry Crescent NE  
Calgary, Alberta**

**MLS # A2161529**



**\$629,360**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,638 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Underground Sprinklers, Basement Water Systems with sump pump, High Efficient Hot Water Heater (2020)

Welcome to this exceptional home, ideally situated for convenience and comfort. Located in a serene neighbourhood with minimal traffic, this property offers easy access to shopping, schools, public transit, and a variety of restaurants, ensuring that all your daily needs are just moments away. Set on a generously sized pie-shaped lot, the residence boasts a fully developed layout and a range of impressive features. Two expansive concrete decks offer ample space for outdoor entertaining, where you can enjoy the tranquil sounds of a charming water fountain. The backyard is further enhanced by underground sprinklers, a cozy fire pit and mature trees, creating a private oasis perfect for relaxation and gatherings. The home is in move-in condition and is equipped with central air conditioning for year-round comfort. The main floor presents a spacious family room with a gas fireplace, providing a warm and inviting atmosphere. Upstairs, you'll find three generously sized bedrooms, including a primary suite that is a true retreat. The suite features a 4-piece spa-like ensuite bathroom, adding a touch of elegance to your daily routine. The professionally developed basement extends the living space with a large family room, a fourth bedroom, and a full 4-piece bathroom, offering versatile options for family and guests. Additional highlights include a newer driveway and a high-efficiency hot water tank, reflecting the home's upkeep. The property enjoys a quiet location with minimal traffic while still providing easy access to Stoney Trail and the majestic Rocky Mountains. Put this one on your list!