



GRASSROOTS
REALTY GROUP

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387 COVENTRY Road NE
Calgary, Alberta

MLS # A2203975



\$549,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Charming Family Home in a Quiet Neighborhood! This well-maintained home is perfect for families, offering three spacious bedrooms, a 4-piece bathroom on the upper level, and a convenient 2-piece bathroom on the main floor. The kitchen features beautiful maple cabinets and a large center island, providing extra storage and ample counter space. The fully finished basement is a cozy retreat, complete with a fireplace, large windows, a computer room (which can be used as a 4th bedroom), and a self-contained laundry area. Outside, the large backyard offers plenty of space and includes parking for one vehicle. This home is in a prime location with public Northern lights School & Notre Dame school and separate schools, as well as public transportation, all within walking distance. Tot-lots and playgrounds are nearby, with the closest just 200m away. All essential amenities, including Cardel Place, Superstore, and emergency services, are only a 3-minute drive, while major routes like Deerfoot and Stoney Trail are within 7 minutes. Come explore this immaculate, well-kept home and see why it's the perfect place for your family! Brand new flooring on the first floor living room and entrance.