



GRASSROOTS
REALTY GROUP

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12842 Coventry Hills Way NE
Calgary, Alberta

MLS # A2206784



\$679,999

Division:	Coventry Hills		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,475 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		

Inclusions: basketball net in yard.

****Experience Elevated Living in Coventry Hills!**** Step into the pinnacle of modern comfort with this stunning home, designed to impress with its bright, open-concept layout. Vaulted ceilings and an abundance of natural light highlight the freshly refinished hardwood floors, seamlessly flowing through the kitchen, dining area, and family room. Two spacious bedrooms and a full bathroom complete the main level, offering both style and convenience. Retreat to your private sanctuary upstairs—a serene master suite featuring a generous walk-in closet and a luxurious 4-piece ensuite, perfect for unwinding. Downstairs, the fully finished basement expands your living space with two additional bedrooms, a third full bathroom, and a spacious recreation room—ideal for movie nights, game days, or quality time with loved ones. This meticulously maintained home offers peace of mind with major upgrades, including a newer roof, newer appliances, and sparkling quartz countertops that add a touch of elegance to the kitchen. A recently replaced garage door enhances curb appeal, while fresh paint, central air conditioning, and a central vacuum system ensure year-round comfort. Prime Location: Schools and parks are just steps away, while shopping, major highways, and Calgary International Airport—only 10 minutes away—provide unbeatable convenience. Don't miss this incredible opportunity—your dream home awaits!