



GRASSROOTS
REALTY GROUP

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208 Coventry Road NE
Calgary, Alberta

MLS # A2208869



\$625,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle, Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: EXTERIOR CAMERAS

Stunning, Upgraded Home in a Prime, Family-Friendly Location Welcome to this beautifully updated and meticulously maintained three-bedroom home nestled on a quiet, safe street in one of the city's most desirable communities. With a graceful split-level layout and exceptional design features throughout, this spacious residence is ideal for families seeking comfort, functionality, and timeless style. From the moment you arrive, you'll notice the fresh curb appeal—featuring a brand new roof, garage door, and outdoor doors—paired with established front landscaping and an oversized double garage with added storage space. A newly constructed fence and privacy screen enhance both security and seclusion, while a retaining wall and fresh gravel bring structure and low-maintenance charm to the outdoor space. The backyard offers a large deck, ample green space for play or relaxation. Step inside to discover a sophisticated blend of updates and classic character. New doors, modern light fixtures, and stylish window treatments in the living room elevate the interior aesthetic, complemented by updated casing, trim, and moulding throughout. The main floor features a generously sized galley-style kitchen with a cozy breakfast nook, opening directly to the rear deck—perfect for entertaining or enjoying morning coffee. The spacious living and family rooms provide inviting spaces for everyday life and hosting guests. Upstairs, the elegant split staircase leads to a private master retreat with a full ensuite, while two well-appointed secondary bedrooms share a large main bath—both ideal for growing families. A new renovation adds a fresh touch of luxury. The developed lower level offers an expansive family entertainment or media room, complete with a games nook, creating the perfect hangout for movie nights or weekend

gatherings and features a brand new high efficiency furnace and hot water tank! This gorgeous home is move-in ready with all the major upgrades already completed—just bring your furnishings and start enjoying. Located minutes from schools, shopping, parks, and a wide array of amenities, it's the perfect place to put down roots and grow. Don't miss the opportunity to make this remarkable home yours!