



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

85 Coventry Hills Drive NE
Calgary, Alberta

MLS # A2211100



\$684,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Coventry Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,825 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Rectangu | | |

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|--------------------|---|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Garbag |
| Features: | Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: TV over the fireplace

Welcome to this bright and spacious 4-bedroom, 4-bathroom home in vibrant Coventry—steps from parks, schools, and daily amenities. Enjoy the PARK ACROSS THE STREET with basketball courts and winter skating. The OPEN CONCEPT main floor features HARDWOOD FLOORS, NEW PAINT, a large living room, kitchen with EATING BAR and pantry, dining nook, laundry and a 2-piece bath. Upstairs offers a primary suite with ensuite and massive walk-in closet, plus two more roomy bedrooms. The fully finished basement, with its own covered SEPARATE ENTRANCE, boasts an upgraded EXECUTIVE SUITE with fireplace, wet bar, office nook, large bedroom with a DRESSING ROOM, and a 3-piece bath. Recent exterior updates include a NEW ROOF, SIDING, EAVES and DOWNSPOUTS. Relax on the MULTI-LEVEL COMPOSITE DECK or the charming WRAP-AROUND PORCH. The CEDAR-FENCED backyard and OVERSIZED DOUBLE GARAGE complete this move-in-ready gem. Book your showing today!