



**GRASSROOTS**  
REALTY GROUP

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**12825 Coventry Hills Way NE**  
**Calgary, Alberta**

**MLS # A2211496**



**\$630,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Washer, Dryer, Refrigerator, Range Hood, Electric Stove

Room to Grow, Ready to Go! If you've been searching for a home with space for the whole family — this is it. With 5 bedrooms, a spacious layout, and a big backyard with alley access, this updated bungalow is built for comfort, function, and flexibility. Freshly painted throughout with all-new flooring, light fixtures, bathrooms, and a fully redone kitchen — it feels like a new home, just in a mature community on a family-friendly street. The main floor offers a bright, open layout with a sunken living room featuring 10' ceilings and a fireplace for cozy evenings, a fresh kitchen, and an adjacent dining space that opens onto a sunny side deck — perfect for morning coffee, BBQs, or keeping an eye on the kids in the yard. You'll find 2 bedrooms upstairs, including a primary with a walk-in closet and full ensuite. Downstairs, the fully finished basement adds serious value with 3 additional bedrooms, a full bathroom, a large rec room, and plenty of storage. Whether you have teens who need their own space, extended family living with you, or just want flexibility for guests or a home office setup — you've got options here. Outside, the large yard with alley access offers potential room for an RV or boat. The insulated double attached garage gives you even more space for parking, storage, projects, or simply keeping life organized. Located just a short walk to both public and Catholic elementary schools, parks, and playgrounds — this home is move-in ready and designed to grow with you.