



GRASSROOTS
REALTY GROUP

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12885 COVENTRY HILLS Way
Calgary, Alberta

MLS # A2212991



\$739,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Other, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Mixed, Other, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Separate Entrance		

Inclusions: n/a

An Exceptionally well maintained 2 story house which has tons of Upgrades and comes with a side entrance to a finished basement and a huge back yard to enjoy these summer evenings. Advantageously located in the great community of Coventry Hills. within walking distance to several parks, playgrounds, greenspaces and walking paths. The main floor features an open floor plan, spacious living room with a cozy fireplace. The modern kitchen has upgraded countertops, White cabinetry, stainless steel appliances, separate pantry, and is adjacent to a large dining area. Huge windows brighten up the space allowing natural sunlight in along with sliding doors. Upstairs you will find 3 generous sized bedrooms, including a primary suite with 4pc ensuite and a big closet. Don't forget huge Bonus room with big windows. Head downstairs to see the fully finished illegal suited basement, complete with a kitchen , living room, 4pc bath and a big room. Basement also has a separate entry from the side. Double attached garage sits on a large driveway allowing parking for multiple vehicles. The huge private backyard is fully fenced and has a BIG deck that comes with the GAZEBO. Excellent family home or perfect opportunity for anyone looking for an investment property. Book your private viewing today!