



GRASSROOTS
REALTY GROUP

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11444 Coventry Boulevard NE
Calgary, Alberta

MLS # A2296639



\$569,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,203 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Storage		

Inclusions: n/a

OPEN HOUSE Sat July 25, 1-3pm. Welcome to this beautifully maintained 4-level split in Coventry Hills, one of Calgary's most established and family friendly communities. Functional layout with over 2,000 sq. ft. of developed living space- 4 bedrooms, and 3 bathrooms, this inviting home shows true pride of ownership! Super bright kitchen with newer quality flooring and sliding doors to the beautiful, freshly painted deck and awesome backyard! Some upgrades include a one year old roof, with class 4 hail resistant shingles, a high efficiency furnace., an over-sized insulated, drywalled, painted garage with epoxy floor- Great to work in! Inside the home, enter the front door into the living and dining room with vaulted ceilings and you immediately feel the warmth. On the 3rd level, you'll find a spacious family room centered around a cozy wood burning fireplace with log lighter, so can easily be converted into a gas one if you are so inclined. The 4th bedroom and 3 piece bath off the family room is ideal for family or friends. Upstairs is the master bedroom with a 5pce ensuite w/ jetted tub., another 4pce bath and 2 other bedrooms complete the level.. And in the 4th level lower or basement, is the workshop/craft room... a very versatile room -keep as is or create your own space. Lots of storage in the adjoining utility and laundry room, where you'll find the washer (newer) and dryer. The backyard in this home is gorgeous with a stunning big apple tree bearing delicious fruit, raspberries, a lovely garden and lots of soft green grass to enjoy.. All very well attended to. Coventry Hills is great neighborhood with ALL the amenities at your fingertips. Easy access to Deerfoot, Stoney Trail, all schools, every shop imaginable, and a community centre with a full size pool. A perfect situation. This lovely home will draw you in and it won't disappoint. Call your Realtor to

view this lovely home!