



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12373 Coventry Hills Way NE
Calgary, Alberta

MLS # A2300169



\$635,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: none

***Open House Saturday May 9th 12:00-2:00 pm ***. Welcome to this beautifully bright two-storey family home with a fully finished walkout basement suite, ideally located in Coventry Hills near both schools! The main floor showcases an open-concept layout designed for both everyday living and entertaining, complemented by a sunny south-facing backyard. The chef-inspired kitchen features upgraded built-in appliances, an electric cooktop with a sleek glass chimney hood fan, and quartz countertops—perfectly balancing style and functionality. The spacious eating bar offers the ideal spot for hosting, whether it’s casual drinks or appetizers with family and friends. Large windows flood the space with natural light during the day, while the cozy fireplace creates a warm and inviting atmosphere in the evening. Step outside onto the expansive deck and enjoy summer BBQs with ease. Upstairs, you’ll find three generously sized bedrooms, including an upgraded primary suite complete with a walk-in closet. The fully developed walkout basement adds exceptional versatility, featuring a wet bar, additional fridge, separate heating, and a flexible space ideal for a guest suite, home gym, office, media room or an AirBnB possibility. Car enthusiasts and families alike will appreciate the incredible parking and storage options, including an insulated double attached garage, an expanded extra-wide driveway, and an oversized double detached garage at the rear. Yes, 2 Double sized Garages. Some updates include: Roof (2021), Hot Water Tank (2021), Furnace (2012), and Heat Recovery Ventilator (2012). Siding(2023). Conveniently located close to schools, transit, playgrounds, shopping, restaurants, and the VIVO Leisure Centre—this home truly offers the perfect blend of comfort, functionality, and location.