



**143 Coventry Hills Drive NE
Calgary, Alberta**

MLS # A2308699



\$619,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: N/A

Open House Sunday May 10 from 1:00pm to 4:00pm. Welcome to this Jayman built 1785sqft 2 story home with South Facing Backyard and New Roof (2025) in the sought-after community of Coventry Hills. Just 9-minutes walking distance to new North Trail High School (G10-12) and Nose Creek School (K-6), 6-12 minutes to all amenities in/nearby community. The main floor provides an open concept layout with an expansive foyer with high ceilings extending to stairs, a massive living room with a large south facing bright window allowing for tons of natural light in all day long and a corner fireplace, a kitchen with new countertops (2021), new SS appliances (2021), abundance of cabinets, and a large center island with breakfast bar and new sink, and a spacious dining area fitting a large dining table to accommodate plenty of guests with another large south facing window and a door leading to the concrete patio perfect for summer gatherings or relaxing outdoors in the backyard. A powder room and laundry area leading to the double garage attached to complete the main level. The upper floor offers one primary bedroom with a big walk-in closet and a full ensuite with corner tub and separate standup shower, two other generous sized bedrooms and a second full family bathroom. The basement is unfinished with lane side stairs to be easily converted into separate entrances from the side lane and two windows to be a bedroom window and a living room window. Other updates include New Gutters & Part Vinyl Siding (2025). Coventry Hills offers a great community life and amenities including all kinds of schools, Shopping Center including Superstore, Banks, Restaurants, Transit Hubs, the Vivo Recreation Centre, Landmark Cinemas, Home Depot and more. Easy access to major commuting routes such as Stoney Trail to City Around, Harvest Hills Boulevard to

Downtown, and Country Hills Boulevard to Deerfoot Trail and Airport. to U of C, Downtown, COP and National Parks etc. Check 3D Tour and Call now for your own view!