



GRASSROOTS
REALTY GROUP

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90 Coventry Lane NE
Calgary, Alberta

MLS # A2314767



\$375,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,175 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 437
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Why settle for a townhouse - when you can own a fully DETACHED home with your own private yard/sanctuary? Don't miss this opportunity to own a well-maintained 2-storey 3 bedroom home offering a total of 1707 sq. ft. of developed living space, including a fully finished basement. Perfect for growing families and dog owners who value outdoor freedom. Step outside and fall in love with the beautifully treed-in private backyard, offering a secure and peaceful backyard oasis where your dog can roam safely while you enjoy the patio area ideal for summer BBQs or relaxing in nature. Inside, the main floor features a bright and functional layout with a spacious kitchen offering plenty of cabinetry and counter space, seamlessly flowing into a generous dining area ideal for family meals. The cozy living room offers a warm and inviting space to unwind after a long walk, while a convenient 2-piece bath completes the main level. Upstairs, the second floor offers 3 well-proportioned bedrooms, including a nice size master bedroom along with two additional bedrooms perfect for kids, guests, or a home office, plus a full 4-piece bathroom. The fully developed basement (532 sq. ft.) adds incredible value, featuring a large recreation room perfect for media nights, plus a generously sized laundry area making this lower level highly practical. Enjoy modern updates including California Knockdown ceiling texture, updated appliances, and a hot water tank replacement in 2020. Located in a quiet, family-friendly neighbourhood, yet just minutes from schools, restaurants, coffee shops, and groceries. Enjoy quick and easy access to Vivo Leisure Centre, Deerfoot Trail, Stoney Trail, Calgary International Airport, CrossIron Mills, and downtown—making daily errands effortless. Offering exceptional value, space, and a rare private yard, this detached home is an

absolute must-see—book your showing today!