



101 Coville Crescent NE
Calgary, Alberta

MLS # A2317793



\$669,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: Basement appliances, electric stove, refrigerator, washer/ dryer, microwave

Welcome to this exceptional walkout two-storey backing directly onto the picturesque pathways and green space of Nose Creek Park. Offering nearly 2,600 sq. ft. of developed living space and no rear neighbours, this home combines privacy, functionality, and incredible east-facing views. The bright, open-concept main floor is designed for everyday living and entertaining, featuring a spacious living room with a cozy gas fireplace, a well-appointed kitchen with a large island, pantry, and ample cabinetry, plus a generous dining area that opens onto the expansive rear deck, perfect for enjoying your morning coffee or relaxing while overlooking the park. Upstairs, the spacious primary retreat offers a walk-in closet and a private 5-piece ensuite. Two additional bedrooms and a full bathroom provide plenty of room for family or guests. The fully finished walkout basement features a self-contained one-bedroom illegal suite with a separate entrance, full kitchen, comfortable living area, spacious bedroom, and a 3-piece bathroom- an excellent opportunity for extended family, guests, or mortgage-helper potential. Recent updates include newer shingles (2021). Ideally located with direct access to walking and biking paths, and just minutes from schools, shopping, restaurants, Deerfoot Trail, Stoney Trail, and Calgary International Airport. Whether you're looking for a family home with room to grow or an investment opportunity with added flexibility, this Coventry Hills gem offers outstanding value in an unbeatable location.