



12966 COVENTRY HILLS Way NE
Calgary, Alberta

MLS # A2320882



\$679,999

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, Other	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Quartz Counters		

Inclusions: none

OPEN HOUSE- SATURDAY -JUNE 20 2026.

Welcome to this front-attached garage home in the highly sought-after community of Coventry Hills. Offering approximately 3,400 square feet of developed living space and a total of six bedrooms, this home provides exceptional comfort and functionality for a growing family. As you enter, you are greeted by luxury vinyl plank flooring, with a dining room positioned to the left and a bedroom to the right, along with a convenient half bathroom on the main level. Continuing through the home, you’ll find an open-concept kitchen and living area highlighted by a stunning open-to-below design that enhances both space and natural light. Upstairs features a spacious bonus room, two additional bedrooms, and a full bathroom. The primary bedroom is generously sized and includes a walk-in closet and a private ensuite, offering a comfortable retreat. The fully developed basement includes two large bedrooms and an open-concept layout with a kitchen, living room, and a full bathroom. It also has its own separate heating system with an independent thermostat for personalized temperature control. The backyard offers an excellent outdoor experience with a dedicated dog run area, a beautiful deck, and an awning—perfect for relaxing or entertaining. Ideally located close to schools, walking paths, playgrounds, and shopping, this home offers both convenience and lifestyle. Don’t miss the opportunity to make this beautiful property your own.