



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

203 Coville Close NE
Calgary, Alberta

MLS # A2328968



\$569,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,777 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind, Private, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: none

Open House Sunday October 11th 1-3 PM! Please check out video. Priced to Sell! Welcome to this beautiful two-storey home in the highly sought-after community of Coventry Hills. Offering over three fully finished levels of living space, this home features a double attached front garage, 5 bedrooms (3 upstairs and 2 downstairs), and 3.5 bathrooms—making it the perfect choice for growing families. The bright, open-concept main floor is designed for comfortable everyday living and effortless entertaining. The spacious living room with a gas fireplace flows seamlessly into the dining area and kitchen, creating an inviting atmosphere for family gatherings. The kitchen is equipped with extended maple cabinetry, a corner pantry, updated stainless steel appliances, and durable ceramic tile flooring. The breakfast nook opens through patio doors to a large deck overlooking a private backyard with no rear neighbors. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and a spa-inspired 4-piece ensuite. A large bonus room with a vaulted ceiling provides the perfect space for a family room, home office, or children's play area. The fully finished basement offers two additional bedrooms—one of which is currently used as a media room—as well as another full bathroom, providing excellent flexibility for guests, extended family, or additional living space. This home has been thoughtfully updated over the years, including roof shingles (2016), stainless steel appliances (2012), and an insulated garage (2014), making it truly move-in ready. Ideally located close to parks, playgrounds, shopping, and the VIVO Recreation Centre, this home is also within easy reach of excellent schools, including Coventry Hills School (K–5), Nose Creek School (Grades 6–9), North Trail High School (Grades

10–12), and the Montessori Learning Centre & Childcare. Don't miss this exceptional opportunity to own a wonderful family home in one of Northwest Calgary's most desirable communities. Contact us today for more information or to schedule your private viewing.