



GRASSROOTS
REALTY GROUP

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13061 Coventry Hills Way NE
Calgary, Alberta

MLS # A2331954



\$659,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,990 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Pantry, Walk-In Closet(s)		

Inclusions: storage shed, garage cabinetry , bench and shelves

Open House Sunday July 26 1-4 pm. This original owner family home has a lot to offer. Located in the amenity rich community of Coventry Hills, this property is full of tasteful updates. The corner lot means no neighbours directly beside you as well as more windows and more natural light. The original floor plan was tweaked to include a very rare, oversized (approx. 24' x 24') insulated garage. Ideal for car guys, hobbyists and Alberta trucks! Beautiful curb appeal is highlighted by the wrap around side verandah. Spacious tiled front entry. The family sized kitchen features ample white shaker style cabinetry, stainless steel appliances, tile backsplash, central island, and a walk-in corner pantry. The adjacent dining nook will accommodate a large table. Kitchen opens to the large bright living room featuring new LVP flooring and corner gas fireplace. Discreetly located powder bath and dedicated laundry room complete the main level. 3 well sized bedrooms up include the generous primary suite complete with full ensuite bath with a 6' jetted tub and walk-in closet. The oversized bonus room could easily be turned into a fourth bedroom. The basement is laid out well for easy future development and includes a bathroom rough in. The huge back deck and lower patio extends your living space outdoors, Updates include Fresh paint top to bottom, central A/C, oversized heated garage with 220v plug, flooring, new shingles, gutters and eaves (2023). Ideally located minutes to all levels of schools, multiple shopping and dining options, public transit, and the Vivio multisport community complex. Quick and easy access to major roadways. Nothing to do but move in!