



GRASSROOTS
REALTY GROUP

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12871 Coventry Hills Way NE
Calgary, Alberta

MLS # A2332202



\$689,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,516 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions:	none
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Welcome to this beautifully maintained 2-storey home in the highly desirable community of Coventry Hills! Offering over 1,500 sq. ft. above grade plus a fully finished basement, this spacious home provides plenty of room for growing families. Features include an oversized double attached garage, hardwood flooring, knockdown ceilings, rounded corners, and a bright, functional open-concept layout. The main floor welcomes you with a spacious front entry that flows into the sun-filled living room, dining area, and kitchen. The kitchen offers ample cabinetry, a raised breakfast bar, and overlooks the cozy family room featuring a gas fireplace with built-in shelving—perfect for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms along with a large bonus room, ideal as a second family room, playroom, or home office. The primary bedroom includes a walk-in closet and a private 4-piece ensuite, creating the perfect retreat. The fully finished basement adds valuable living space and offers endless possibilities for a recreation room, home gym, media room, or guest area to suit your family's needs. Outside, enjoy the fully fenced backyard complete with a spacious deck for summer gatherings. Rear lane access through the gate offers RV parking potential and additional flexibility. Conveniently located close to schools, parks, shopping, restaurants, public transit, and Vivo for Healthier Generations, this home offers the perfect combination of space, comfort, and location. Move-in ready and offering exceptional value, this is one you won't want to miss!