



GRASSROOTS
REALTY GROUP

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76 Coville Close NE
Calgary, Alberta

MLS # A2334149



\$529,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,012 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot,		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	None		

Welcome to this well-kept bi-level home with total of 5 spacious bedrooms, 3 on main level and 2 in lower lever. Total of over 1.500 sq ft of useable area. The bright living room features vaulted ceiling, big window with abundant natural light. Good for entertaining or relaxing. Good-sized nook for family dining. Functional kitchen with lots of cabinets and drawers. The fully developed lower level features a big family room, 2 bedrooms and a 4-piece bath. Fenced yard with parking behind the fence. Upgrades include brand new metal garden shed for all your equipment, 2021 roof, 2023 hot water tank. Professionally steam-cleaned carpet ready to move in. Excellent location. Close to school and playground.