



GRASSROOTS
REALTY GROUP

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12871 Coventry Hills Way NE
Calgary, Alberta

MLS # A2345165



\$659,000

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		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: none

Welcome to this well-maintained 2-storey home in the desirable community of Coventry Hills! Offering over 1,500 sq. ft. above grade plus a fully finished basement, this home has plenty of space for the whole family. The home has been updated with new LVP flooring and features an oversized double attached garage, knockdown ceilings, rounded corners, and a bright open-concept layout. The main floor has a spacious front entry leading into the living room, dining area, and kitchen. The kitchen offers plenty of cabinet space, a raised breakfast bar, and overlooks the family room with a gas fireplace and built-in shelving. Upstairs, you'll find three good-sized bedrooms and a large bonus room that works well as a second living area, playroom, or home office. The primary bedroom includes a walk-in closet and private 4-piece ensuite. The fully finished basement provides even more living space and can be used as a rec room, home gym, media room, or guest area. Outside, the fully fenced backyard features a spacious deck, plus rear lane access with potential for RV parking. Conveniently located close to schools, parks, shopping, restaurants, public transit, and Vivo for Healthier Generations. A great family home in an established community, ready for its next owners!