

12842 Coventry Hills Way NE  
Calgary, Alberta

MLS # A2206784



**\$679,999**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** basketball net in yard.

**\*\*Experience Elevated Living in Coventry Hills!\*\*** Step into the pinnacle of modern comfort with this stunning home, designed to impress with its bright, open-concept layout. Vaulted ceilings and an abundance of natural light highlight the freshly refinished hardwood floors, seamlessly flowing through the kitchen, dining area, and family room. Two spacious bedrooms and a full bathroom complete the main level, offering both style and convenience. Retreat to your private sanctuary upstairs—a serene master suite featuring a generous walk-in closet and a luxurious 4-piece ensuite, perfect for unwinding. Downstairs, the fully finished basement expands your living space with two additional bedrooms, a third full bathroom, and a spacious recreation room—ideal for movie nights, game days, or quality time with loved ones. This meticulously maintained home offers peace of mind with major upgrades, including a newer roof, newer appliances, and sparkling quartz countertops that add a touch of elegance to the kitchen. A recently replaced garage door enhances curb appeal, while fresh paint, central air conditioning, and a central vacuum system ensure year-round comfort. Prime Location: Schools and parks are just steps away, while shopping, major highways, and Calgary International Airport—only 10 minutes away—provide unbeatable convenience. Don't miss this incredible opportunity—your dream home awaits!