

**196 Coventry Hills Drive NE**  
**Calgary, Alberta**

**MLS # A2203046**



**\$719,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Coventry Hills         |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,671 sq.ft.           | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Landscaped, Level      |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl Plank     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Asphalt, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, See Remarks       |                   |     |

**Inclusions:** Call seller directly

Click brochure link for more details. Welcome to this beautiful home with an amazing location and great amenities with over 2200sqft of developed area. This home has a great open-concept layout with large functional spaces for entertaining and living. With fresh paint throughout the home, it is an inviting interior with great appeal with a large L-shaped kitchen with island with a beautiful window overtop the sink for a stunning kitchen design. Gleaming hardwood floors flow seamlessly throughout the main level, adding warmth with carpet in cozier spaces for family living. Step outside to your private outdoor oasis, featuring a large wooden deck perfect for BBQs and entertaining in the summertime with a spacious backyard for a gardener's dream. Upstairs, you'll discover three spacious bedrooms, including a luxurious master bedroom and two generously sized additional bedrooms. The master retreat features a walk-in closet and a spa-inspired 5-piece ensuite, with a stand-up shower and a large corner soaker tub. A full bathroom serves the other bedrooms. A cozy bonus room accentuated with 12 ft ceilings to let in a ton of sunlight to this south-facing home. A fireplace in the main floor living room for cozy winter days with a beautiful mantle to display all your family pictures. The home also features an extra large double attached garage for added convenience and enough space to have a workshop for woodworking, working on your car or storing bikes and motorcycles. Plus a finished basement features a large recreational space which could be used for a workout space or an entertainer space with a full washroom for convenient access. Best of all the home is situated at walking distance of North Trail Calgary Highschool, Nose Creek Middle School, Notre Dame Highschool (Catholic), Superstore and Coventry Hills Shopping Center, Vivo and the 301 BRT for quick

access to downtown for office commuters. Highlights: New Roof (2024) New Paint (2025) Basement finished (2025) Heated & Oversized garage New Carpet (2025)