12885 COVENTRY HILLS Way
Calgary, Alberta

MLS # A2212991

$739,900

Division:	Coventry Hills			
Type:	Residential/House			
Style:	2 Storey			
Size:	1,729 sq.ft.	**Age:**	2000 (25 yrs old)	
Beds:	4	**Baths:**	3 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.10 Acre			
Lot Feat:	Back Lane, City Lot, Front Yard, Other, Rectangular Lot			

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Vinyl		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade		**LLD:**	-
Exterior:	Mixed, Other, Vinyl Siding, Wood Frame		**Zoning:**	R-G
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Pantry, See Remarks, Separate Entrance			

Inclusions: n/a

An Exceptionally well maintained 2 story house which has tons of Upgrades and comes with a side entrance to a finished basement and a huge back yard to enjoy these summer evenings. Advantageously located in the great community of Coventry Hills. within walking distance to several parks, playgrounds, greenspaces and walking paths. The main floor features an open floor plan, spacious living room with a cozy fireplace. The modern kitchen has upgraded countertops, White cabinetry, stainless steel appliances, separate pantry, and is adjacent to a large dining area. Huge windows brighten up the space allowing natural sunlight in along with sliding doors. Upstairs you will find 3 generous sized bedrooms, including a primary suite with 4pc ensuite and a big closet. Don’t forget huge Bonus room with big windows. Head downstairs to see the fully finished illegal suited basement, complete with a kitchen , living room, 4pc bath and a big room. Basement also has a separate entry from the side. Double attached garage sits on a large driveway allowing parking for multiple vehicles. The huge private backyard is fully fenced and has a BIG deck that comes with the GAZEBO. Excellent family home or perfect opportunity for anyone looking for an investment property. Book your private viewing today!