

\$649,888 - 12109 Coventry Hills Way Ne, Calgary

MLS® #A2222544

\$649,888

4 Bedroom, 4.00 Bathroom, 1,498 sqft

Residential on 0.09 Acres

Coventry Hills, Calgary, Alberta

~ WELCOME to the Desirable Community of COVENTRY HILLS~LOCATED ACROSS FROM THE PARK & PLAYGROUND, SCHOOL & WALKING DISTANCE TO HIGH SCHOOL~ A METICULOUSLY MAINTAINED & PRISTINE 2 STORY HOUSE 1498 SQFT FOUR BEDROOMS THREE & HALF WASHROOMS ,Double Attached front Garage, Fully Finished Basement! LOCATED CLOSE TO ALL AMENITIES STONEY TRAIL RING ROAD, DEERFOOT TRAIL, COUNTRY HILLS BLVD 10 MINUTES AWAY FROM CROSSIRON MALL, 2 MIN from SUPERSTORE. VIVO GYM, MOVIE THEATRES, Shopping,Transit IS AT YOUR DOOR STEP & PARKS! Your New Home Welcomes you with Open Concept Nice & bright and You will love the Gleaming HARDWOOD Flooring through out the main floor,As you enter your new home you are met by HUGE LIVING-ROOM which flows into the main floor living space.Your spacious LIVING-ROOM is flooded with lots of natural light & features a cozy GAS fireplace Dining area. Your new kitchen has lots of Kitchen Cabinets & Island ,ALL STAINLESS STEEL KITCHEN APPLIANCES REFRIGERATOR,ELECTRIC STOVE,HOOD FAN,DISH-WASHER,WASHER & DRYER as well * Your dining area is just off the kitchen and has enough space for dining table; A 2-piece washroom and Laundry on the Main Floor complete this level! UPSTAIRS It has



3 Generously sized bedrooms 2 FULL WASHROOMS, Your master suite will be a private Oasis with Soaker tub & standing Shower, walk-in closet. BASEMENT IS FULLY FINISHED with One bedroom and Full Washroom and a Huge Family room/ Rec Room.

This house has 2024 BUILT HUGE 12 X 15 DECK FOR BBQ NICE & SUNNY WEST Backyard for Summer Parties is Fully landscaped front & backyard and Fenced, NOTE: 2025 SELLERS HAS REPLACED ALL NEW SHINGLES,NEW SIDINGS FASCIA GUTTERS & DOWNSPOUTS call today to view this Beautiful well kept house !!!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222544 |
| Price | \$649,888 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,498 |
| Acres | 0.09 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 12109 Coventry Hills Way Ne |
| Subdivision | Coventry Hills |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K 6A7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Few Trees, Landscaped, Level, Rectangular Lot, See Remarks, Street Lighting, Dog Run Fenced In |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 24 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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