



THE
A-TEAM

**RE/MAX
FIRST**

274 COVECREEK Close, Calgary T3K 0J6

MLS® #: **A2107967**

Area: **Coventry Hills**

Listing Date: **02/21/24**

List Price: **\$659,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 20-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,519 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,621**

Low Sqft:

Ttl Sqft: **1,621**

DOM

88

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 56`0"	Living Room	Main	15`10" x 14`11"
Kitchen	Main	11`1" x 11`2"	Dining Room	Main	9`0" x 12`0"
Bonus Room	Second	14`11" x 11`11"	Bedroom	Second	9`5" x 10`7"
4pc Bathroom	Second	7`8" x 4`11"	Bedroom	Second	11`1" x 8`10"
Bedroom - Primary	Second	12`0" x 12`0"	4pc Ensuite bath	Second	4`11" x 7`11"
Walk-In Closet	Second	4`6" x 4`8"	Laundry	Second	5`5" x 2`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0711849

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to your dream home! This exquisite two-story home is a perfect blend of comfort and family-friendly functionality. Situated in a desirable location, walking distance to schools, parks & shopping; this property boasts an array of features that will undoubtedly capture your heart. As you step through the front door, you'll be greeted by the warmth of natural light and open-concept main level. The heart of the home, the entertainer's kitchen with island, and ample cabinet space. The adjacent spacious dining room is perfect for hosting gatherings and creating lasting memories. The living room is a true focal point, generously sized and centered around a corner fireplace, offering both style and comfort. Venture upstairs to discover a haven of relaxation and leisure. The upper level features a large bonus room, ideal for movie nights or a cozy retreat. The primary bedroom is a sanctuary, complete with a walk-in closet and ensuite featuring a large soaker tub. Two additional bedrooms provide comfortable spaces for children or guests, and the convenience of an upper-level laundry room adds to the practicality of the layout. Roof shingles replaced 2023

Inclusions:
Property Listed By:

**None
Diamond Realty & Associates LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







