



THE
A-TEAM

**RE/MAX
FIRST**

208 COVENTRY HILLS Drive, Calgary T2B 0P6

MLS® #: **A2137546** Area: **Coventry Hills** Listing Date: **06/21/24** List Price: **\$699,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,972 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,725**
 Low Sqft:
 Ttl Sqft: **1,725**

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat:
 Park Feat:

Landscaped
Double Garage Attached,Front Drive,Garage Door Opener

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 9`11"	Kitchen	Main	12`5" x 11`9"
Dining Room	Main	10`11" x 8`9"	Bonus Room	Second	18`7" x 13`5"
Family Room	Basement	12`8" x 6`1"	Laundry	Main	5`11" x 5`1"
Bedroom - Primary	Second	13`11" x 11`11"	Bedroom	Second	10`3" x 9`9"
Bedroom	Second	11`3" x 8`11"	4pc Ensuite bath	Second	10`6" x 5`11"

2pc Bathroom	Main	4`10" x 4`9"	4pc Bathroom	Second	7`7" x 4`10"
Furnace/Utility Room	Basement	10`8" x 8`6"	Kitchen	Basement	7`7" x 6`1"
Mud Room	Main	3`3" x 3`3"	Foyer	Main	5`11" x 4`9"
Walk-In Closet	Second	7`1" x 4`8"	Storage	Basement	6`7" x 3`1"
Bedroom	Basement	11`7" x 8`8"	Bedroom	Basement	11`8" x 9`4"
4pc Bathroom	Basement	6`6" x 5`8"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **0511809**

Remarks

Pub Rmks: **Well-located for Enjoyment, transportation, shopping, Public High school within few Blocks, this JAYMAN built Coventry Hills home is the perfect example of family-friendly convenience with beautiful upgrades throughout. Shingles (2023), UPGRADES 2022: Gas Stove, Refrigerator with ice & water, Dishwasher, Range Hood, Kitchen Granite counter, undermount sink, Backsplash, wall Paint, Main Floor washer/dryer (2021), Upper Floor Bath & Ensuite: granite counter, sink, faucet (4 Pc), toilet, and Basement Washer/ Dryer. Attractive curb appeal includes lush foliage along the front walk. You will also appreciate the Garage Pad with 3 car parking. ***MAIN FLOOR*** Inside, golden hardwood creates a warm and inviting ambiance you will immediately love. The main floor layout is bright and open with big windows and great lighting. The renovated kitchen features gorgeous upgrades like granite counters and glass tile backsplashes. New appliances will impress the family chef, with a gas range, a French door refrigerator with ice and water, and both the range hood and dishwasher are also new. A huge EAT-UP ISLAND eat-up island is sure to be the gathering place for your next party, and the new under-mount sink means you can multitask while you host. A full PANTRY ensures you'll always be well-stocked with snacks. You will also notice this area has been freshly repainted. The dining area has tons of room for big family dinners, and sliding glass doors to the deck allow you to transition seamlessly to outdoor entertaining and grilling. A sunny living room is the perfect spot to cozy up by the gas fireplace. The entry from the double-attached garage holds a laundry area, where you'll find a newer washer and dryer, and a powder room completes this level. ***UPSTAIRS*** At the top of the stairs, a bonus room will be the go-to family hangout zone. The primary bedroom is a lovely retreat, with an amazing upgraded ensuite where you will find a soaker tub, a separate glassed-in shower, and a walk-in closet. There are two more bedrooms on this as well as the remodeled main bathroom in a classic family floorplan. ***BASEMENT SUITE*** The illegal basement suite has a SEPARATE ENTRY through the garage man door, and it also includes SEPARATE LAUNDRY. The kitchen has plentiful cabinetry, and there are two generous bedrooms as well as a full bathroom with a tub. ***OUTSIDE*** Outside, the yard is massive! A tree provides dappled shade, and there is room for all your outdoor activities. Watch the kids and pets play from the comfort of the spacious deck, which also has raised planters for your garden. ***THE AREA*** This home is phenomenally located within easy walking distance to a plethora of shops, services, schools, and parks. Hours of pathways are accessible NEARBY, as are the Vivo centre and the Country Hills Library. Walking Trails, Fields, and Ponds are near Vevo as well.**

Inclusions: **Basement (Electric Stove, Hood Fan, Refrigerator, washer/dryer stacked)**
 Property Listed By: **Greater Calgary Real Estate**

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











