

112 COVERDALE Way, Calgary T3K4J5

MLS®#: **A2139536** Area: **Coventry Hills** Listing **06/08/24** List Price: **\$594,700**

Status: Active County: Calgary Change: -\$5k, 19-Jun Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

 Year Built:
 1993
 Abv Sqft:
 1,257

 Lot Information
 Low Sqft:

Lot Sz Ar: **3,271 sqft** Ttl Sqft: **1,257**

Finished Floor Area

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

2

1.5 (1 1)

2 Storey

24

Lot Shape:

Access:

Lot Feat: Back Yard,Landscaped,Level,Rectangular Lot
Park Feat: Double Garage Detached,Insulated,Oversized

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Central Vinyl Siding, Wood Frame

Sewer: Flooring:

Ext Feat: Garden,Private Entrance,Private Yard Carpet,Laminate
Water Source:
Fnd/Bsmt:

Foured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Int Feat: Ceiling Fan(s), Chandelier

Utilities:

Room Information

Room Level Dimensions Room Level Dimensions Main 4`6" x 3`9" **Living Room** Main 13`1" x 14`6" **Entrance Dining Room** Main 12`10" x 9`4" **Breakfast Nook** Main 8`4" x 9`5" Kitchen Main 8`5" x 9`5" 2pc Ensuite bath Main 5`8" x 5`0" 10`7" x 14`7" Bedroom 9`6" x 9`0" **Bedroom - Primary** Upper Upper 13`1" x 8`2" Walk-In Closet **Bedroom** Upper Upper 4`0" x 2`0" 4pc Bathroom Upper 5`6" x 7`6" Walk-In Closet Upper 2`1" x 8`1" Furnace/Utility Room 24`11" x 15`10" Storage 8`5" x 8`1" Basement **Basement**

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1N

Legal Desc: 9311452

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY JUNE 22, 2024 FROM 1-4 PM .Welcome to this wonderful home perfectly situated in a quiet neighborhood of Coventry Hills. This lovely home boasts 3 spacious bedrooms .The main floor features lots of windows with a generous living room and an eat-in kitchen with plenty of counters and storage space. Dining room with an extended hutch area opens up to the living room with bay window and laminate flooring throughout. You can access the large yard deck from the dining area; perfect for BBQs and entertaining. The deck leads to the privately fenced back yard and double detached oversized garage. Back inside and up a half flight of stairs you will find a generous primary bedroom with a walk in closet. The second bedroom is a great size, and the main bath has everything you need. . There is a third bedroom on this level with a walk in closet. Down to the fourth level is the utility and laundry room and another huge storage room. The unfinished basement provides a blank canvas for the new owners to customize according to their preferences and needs, whether that's creating additional living space, a recreation area, or storage. Conveniently located within a few minutes distance to schools , restaurants , and shopping centers. Don't miss out on this incredible opportunity! to make this house your own-schedule a viewing today!

Inclusions: None

Property Listed By: MaxWell Central

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









