



104 COVEHAVEN TERRACE NE , Calgary T3K 0B2

MLS®#: **A2141907** Area: **Coventry Hills** Listing Date: **06/27/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,359 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Lawn,Garden,Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,800**
 Low Sqft:
 Ttl Sqft: **1,800**

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Shingle** Construction: **Concrete**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Laminate**
 Sewer: Ext Feat: **Garden,Storage** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`4" x 5`5"	Foyer	Main	10`3" x 6`1"
Kitchen	Main	14`2" x 18`6"	Living Room	Main	12`5" x 18`0"
4pc Bathroom	Second	6`4" x 7`10"	4pc Ensuite bath	Second	9`1" x 12`0"
Bedroom	Second	10`9" x 9`5"	Bedroom	Second	9`0" x 12`0"
Bonus Room	Second	18`0" x 16`6"	Bedroom - Primary	Second	14`6" x 11`10"
4pc Bathroom	Basement	10`1" x 6`6"	Bedroom	Basement	8`5" x 9`9"
Bedroom	Basement	10`2" x 8`9"	Game Room	Basement	11`10" x 19`4"

Furnace/Utility Room

Basement

7' 5" x 8' 5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1

0514246

Remarks

Pub Rmks:

OPEN HOUSE Sunday July 7th from 2pm - 4pm! Welcome to your new home in the highly sought-after Coventry Hills community! This beautiful property offers 2,496 sq. ft. of developed living space, combining modern living with family-friendly features. This home offers 5 generously sized bedrooms perfect for family living, guests, or a home office. The 3.5 bathrooms, including a primary ensuite to ensure ample space and convenience for everyone. As you enter, you'll be greeted by elegant hardwood floors and a bright, open-concept living area filled with natural light. The living room flows seamlessly into the gourmet kitchen, creating a perfect space for entertaining and everyday living. The kitchen boasts granite countertops, a spacious island, and stainless steel appliances, making it a chef's dream. The upper level features a large primary suite with a walk-in closet and a spa-like ensuite bathroom. 4 additional bedrooms provide plenty of space for the whole family. The fully developed basement offers 2 bedrooms, a living space perfect for a home gym, playroom, or extra storage, and a full bathroom. Step outside to the backyard oasis, complete with a unique pizza oven—perfect for hosting summer gatherings or enjoying a quiet evening at home. The home backs onto a high school, providing added convenience for families. Located in a vibrant community, this home is close to schools, parks, shopping, and all the amenities Coventry Hills has to offer. Don't miss your chance to own this exceptional property—schedule your showing today!

Inclusions:

Property Listed By:

N/A

Royal LePage Mission Real Estate

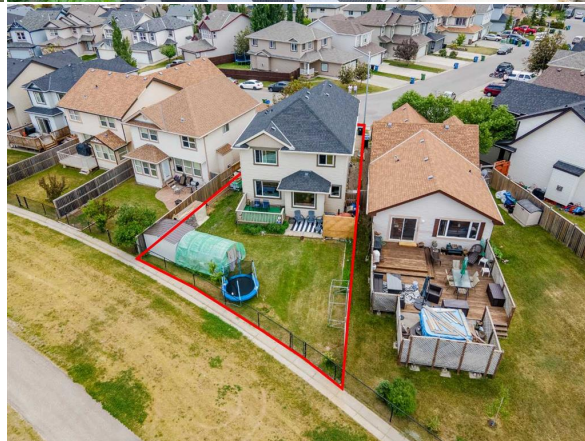
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











104 Covehaven Terrace NE, Calgary, AB

1st Floor Exterior Area 774.63 sq ft
Excluded Area 419.26 sq ft



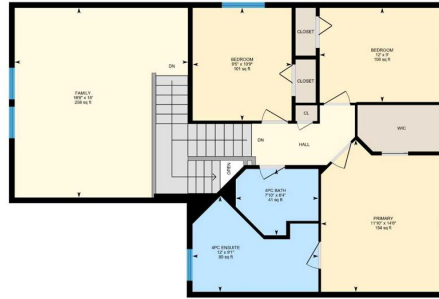
PREPARED: 2024/06/27



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

104 Covehaven Terrace NE, Calgary, AB

2nd Floor Exterior Area 1025.82 sq ft
Excluded Area 271 sq ft



PREPARED: 2024/06/27



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Basement (Below Grade) Exterior Area 696.23 sq ft



PREPARED: 2024/06/27



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