

89 COVENTRY HILLS Drive, Calgary T3K 6A3

MLS® #: **A2143484** Area: **Coventry Hills** Listing Date: **06/21/24** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,176 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,958**
 Low Sqft:
 Ttl Sqft: **1,958**

DOM

87
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Front Yard,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,See Remarks,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 9`0"	Kitchen	Main	11`9" x 9`0"
Dining Room	Main	8`4" x 9`0"	Family Room	Main	18`2" x 18`1"
Laundry	Main	6`5" x 5`11"	Bonus Room	Second	12`1" x 11`6"
Bedroom - Primary	Second	16`6" x 12`2"	Bedroom	Second	12`8" x 9`1"
Bedroom	Second	12`10" x 8`10"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410409

Zoning:
R-1

Remarks

Pub Rmks:

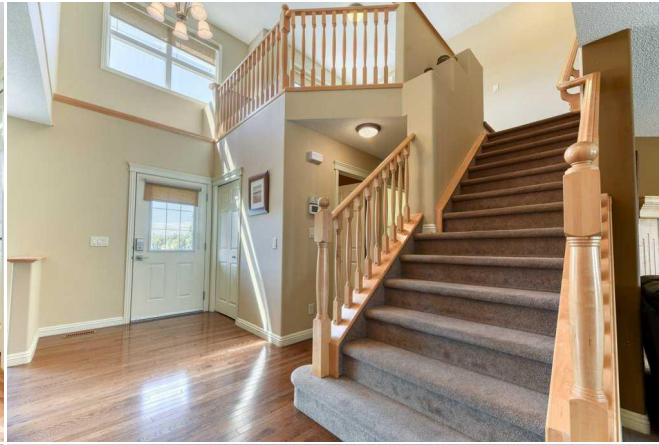
Please note new shingles for home and garage installed soon. ! Beautiful Jayman-built, 2-storey, 1,958 sq. ft. air-conditioned home with a charming front verandah, located across from a green space park. Amazing location and stunning design will make you fall in love with this Coventry Hills home! Picture-perfect curb appeal features tidy landscaping and numerous windows with scenic park views directly across the street. Inside, the living room is filled with sunlight from the west-facing front window. The back of the house boasts a lovely open-concept space with a family room centered around a cozy corner fireplace. The well-appointed kitchen features gleaming maple hardwood floors, maple cabinets, an eat-up island bar, a full pantry, black appliances, and a breakfast nook that steps out to the back deck. This level also includes a half bath and a laundry room. Upstairs, the spacious and bright primary suite offers a large ensuite with ample counter space, a soaker tub, and a glassed-in shower. The walk-in closet makes your morning routine a breeze. There are two other spacious bedrooms and a 4-piece bathroom. A bonus room at the front of this storey makes a great home office, theatre, or play area. Downstairs, the massive unfinished basement provides endless options to create your dream lower level, with enough room for a home gym, playroom, storage, and more. Outside, the deck steps down to a lovely lawn with a fenced private yard that kids and pets will appreciate. The oversized detached double garage measures 22' x 24', perfect for your cars and tools. This home's location is absolutely fantastic, set across from the park and within walking distance to schools, shops, and eateries at Coventry Hills Centre. The Vivo Rec Centre, the library, and Landmark Cinemas are also just down the street. Stoney Trail is only minutes away, providing easy access around Calgary. The airport and Cross Iron Mills mall are also close by. This home offers a balance of comfort, convenience, and style, perfect for creating lasting memories with your family. Schedule your viewing today!

Inclusions:
Property Listed By:

N/A
RE/MAX Landan Real Estate

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











89 Coventry Hills Dr NE, Calgary, AB

Main Floor Exterior Area 1211.87 sq ft
Interior Area 1417.00 sq ft

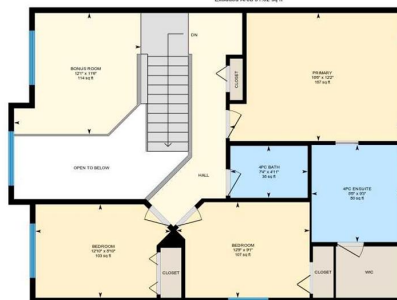


PREPARED: 2024/09/21

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

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2nd Floor Exterior Area 143.90 sq ft
Interior Area 973.20 sq ft
Excluded Area 91.02 sq ft

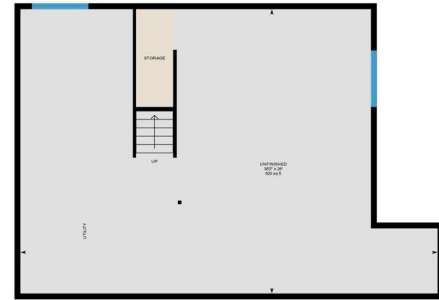


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Basement (Below Grade) Exterior Area 342.81 sq ft
Interior Area 871.37 sq ft



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