

## 274 COVECREEK Close, Calgary T3K0J6

MLS®#:	A2145463	Area:	Coventry Hills	Listing	07/01/24	List Price: <b>\$639,800</b>
Status:	Active	County:	Calgary	Date: Change:	-\$15k, 19-Aug	Association: Fort McMurray



neral Information	1			DOM	
р Туре:	Residential			77	
о Туре:	Detached			<u>Layout</u>	
//Town:	Calgary	Finished Floor Are	<u>ea</u>	Beds:	3 (3 )
r Built:	2007	Abv Sqft:	1,648	Baths:	2.5 (2 1)
<b>Information</b>		Low Sqft:		Style:	2 Storey
Sz Ar:	3,519 sqft	Ttl Sqft:	1,648		
Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
ess:					
Feat: k Feat:	Back Yard,Lands Double Garage /	scaped,Rectangular L			

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingl Forced Air,Nat			Construction: <b>Vinyl Siding</b> Flooring:				
Ext Feat:	Playground			Carpet, Linoleum				
				Water Source:				
				Fnd/Bsmt:				
				Poured Concrete				
Kitchen Appl:		-	Stove,Garage Control(s),Range Hood,F	Refrigerator,Washer/Dryer,Window C	overings			
Int Feat:		Kitchen Island						
Utilities:								
				Room Information				
<u>Room</u>		Level	Dimensions	Room	Level	<u>Dimensions</u>		
Entrance		Main	14`10" x 7`11"	2pc Bathroom	Main	5`6" x 4`11"		
Living Room		Main	15`9" x 14`11"	Kitchen With Eating Area	Main	11`2" x 12`9"		
Dining Room		Main	10`2" x 11`11"	Other	Main	10`8" x 10`9"		
Bonus Room		Second	11`11" x 14`11"	Bedroom	Second	9`5" x 10`7"		
4pc Bathroom		Second	4`11" x 7`9"	Bedroom	Second	8`10" x 11`2"		
Bedroom - Prin	mary	Second	12`2" x 11`11"	4pc Ensuite bath	Second	4`11" x 8`0"		
Walk-In Closet	t	Second	4`6" x 4`9"	Laundry	Second	5`4" x 3`0"		

	Legal/Tax/Financial					
Title:	Zoning:					
Fee Simple	R-1N					
Legal Desc:	0711849					
	Remarks					
Pub Rmks:	Discover this loving cared & well maintained home by the original owner. The open layout of the kitchen, corner pantry and dining area flow seamlessly into a cozy living room adorned with a gas fireplace, perfect for gatherings. The primary bedroom features a walk-in closet and 4-piece bathroom alongside two additional bedrooms, plus another 4 pcs bathroom upstairs catering to children or guests. For ease and convenience, the laundry room & the entertaining bonus room for guests are located upstairs, and the home includes a double attached garage. Step outside onto a spacious cover deck overlooking the generously sized backyard. Nearby parks, playgrounds, recreational facility (Vivo) & Calgary Public Library, and schools that cater to families, while grocery stores (Canadian Superstore and T & T Super Market) the shopping centers, restaurants, bus stops, and easy access to Highway #2 Deerfoot Trail as well as Stoney Trail ensure everyday convenience. This home is perfect for families seeking suburban tranquility with easy access to amenities. Make it yours today!					
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Inclusions:						

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