



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 COVECREEK Close, Calgary T3K 0J3**

MLS®#: **A2149012**      Area: **Coventry Hills**      Listing Date: **07/22/24**      List Price: **\$539,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$26k, 11-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **3,347 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **838**  
 Low Sqft:  
 Ttl Sqft: **838**

DOM

**56**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **None,Unpaved**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Laminate,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`4" x 10`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 9`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 9`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 10`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`2" x 14`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`10" x 16`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`5" x 5`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`11" x 10`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`7" x 16`3"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`5" x 11`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0711524**

Zoning:  
**R1-N**

Remarks

Pub Rmks: **Great starter home in the desirable community of Coventry Hills. Close to the playground and conveniently located to public transit, schools, and shopping. Easy access to major roads - Stoney Trail, Country Hills Blvd. Few minutes to the airport and CrossIron Mills. 1525 sqf of total developed space!!!. This well kept home features a bright upper floor with the master bedroom, 2nd bedroom, full bathroom, Great room with fireplace, kitchen with quartz countertop, nook with a door to a spacious deck and stairs leading to the yard and a very wide parking area. Basement is fully finished with a huge family room, full bathroom and another spacious bedroom.**

Inclusions: **Deep freezer**  
Property Listed By: **URBAN-REALTY.ca**

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











