



THE
A-TEAM

**RE/MAX
FIRST**

32 COVEHAVEN Terrace, Calgary T3K 6H5

MLS®#: **A2156124** Area: **Coventry Hills** Listing Date: **08/09/24** List Price: **\$550,000**
Status: **Active** County: **Calgary** Change: **-\$19k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **2006** Abv Sqft: **1,120**
Low Sqft:
Lot Sz Ar: **4,294 sqft** Ttl Sqft: **1,120**
Lot Shape:

DOM

40
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Garden**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Garden**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`0" x 11`8"	Foyer	Main	11`11" x 8`10"
Nook	Main	11`10" x 7`0"	Living Room	Main	15`11" x 13`4"
Bedroom - Primary	Main	14`0" x 10`11"	Bedroom	Main	11`0" x 9`8"
3pc Bathroom	Main	7`7" x 4`4"	4pc Ensuite bath	Main	7`11" x 5`0"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-1N

0511809

Remarks

Pub Rmks:

Let's use a townhome price to acquire a single detached house! Welcome to a charming bi-level, Jayman build bungalow that offers comfort, style, and a fantastic location in the family-friendly community of Coventry Hills. With 2 bedrooms, 2 full bathrooms, and approximately total 2,240 square feet space, this home is perfect for those seeking a cozy yet spacious place to call home. As you step inside, you'll be greeted by a bright and airy main living area, thanks to the large windows and high ceilings that enhance the sense of space. The open-concept design allows for easy flow between the living, dining, and kitchen areas, making it ideal for both everyday living and entertaining. The living room is perfect for relaxing after a long day, with ample space for your favorite furniture pieces. The kitchen is a true delight, plenty of counter space, and ample cabinetry for all your cooking essentials. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen has everything you need to make meal prep a breeze. The adjacent dining area is perfect for enjoying meals with family and friends. The two bedrooms are located on same level, offering all necessary without steps. The primary bedroom is spacious and features large windows that let in plenty of natural light, along with ample closet space. The second bedroom is also generously sized, making it ideal for a guest room, home office, or nursery. Both full bathrooms are well-appointed, providing a comfortable and stylish environment for your daily routines. One of the highlights of this home is the bi-level layout, which adds a unique and appealing architectural element to the space. Lots of oppuntities & idea can be build at lower level. The attached double garage provides convenient parking and additional storage. This house offers easy access to a wide range of amenities, including shopping centers, walk distance to North Trail High School(10-12), Nose Creek School(6-9), parks, and recreational facilities. With quick access to Stoney Trail and public transit, commuting to other parts of the city is a breeze. Don't miss out on the opportunity to make this charming bi-level house your new home.

Inclusions:

N/A

Property Listed By:

Sunflower Realty & Property Management Inc.

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





