

242 COVILLE Circle, Calgary T3K 5N8

MLS®#: A2158599 **Coventry Hills** Listing 08/17/24 List Price: **\$859,999** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

2001 Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 2,249 6,415 sqft

Parking

2,249

DOM

Layout

Beds:

Baths:

Style:

32

Ttl Park: 2 Garage Sz: 2

4 (3 1)

3.0 (2 2)

2 Storey

Access:

Back Yard Lot Feat:

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Central

Sewer:

Ext Feat: None Construction:

None Flooring:

Carpet,Laminate

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer

Int Feat: **Pantry**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	15`1" x 14`2"	Bedroom	Second	13`9" x 8`11"
Bedroom	Second	13`10" x 10`2"	Bedroom	Basement	11`3" x 11`1"
Living Room	Main	15`6" x 14`0"	Kitchen	Main	11`5" x 10`2"
Dining Room	Main	11`5" x 10`2"	2pc Bathroom	Main	4`11" x 4`7"
2pc Ensuite bath	Basement	7`7" x 5`0"	4pc Bathroom	Second	8`6" x 6`0"
5pc Ensuite bath	Second	11`5" x 10`11"	Bonus Room	Second	11`1" x 13`7"
Game Room	Basement	18`8" x 14`2"	Den	Main	11`5" x 10`6"
Den	Basement	14`2" x 13`11"			

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1N

Legal Desc: **0110919**

Remarks

Pub Rmks:

Stunning Detached Home Backing onto Green Space with Premium Features Welcome to this exceptional detached residence, perfectly situated on a corner lot with back alley access and backing onto lush green space. This home offers the ideal combination of modern luxury and practical convenience, designed to cater to all your family's needs. As you enter, you're greeted by a spacious main floor featuring a versatile den—ideal for a home office or study. The heart of the home is the beautifully appointed kitchen, which boasts new stainless steel appliances, a gas cooking stove, and a convenient BBQ gas outlet for outdoor cooking. The main level flows seamlessly into a stunning upgraded backyard, complete with a serene water pond and fountain, a cozy fire pit, and a practical garden shed. The backyard is an entertainer's dream, enhanced by a built-in sound system to set the mood for any occasion. The home offers 4 spacious bedrooms and 3.5 bathrooms. The master suite is a true retreat, featuring a luxurious bathroom with dual sinks. The upper level also includes a bonus room with a wet bar, perfect for hosting guests or enjoying family time. The finished basement adds even more value to this home, featuring a bedroom, a full bathroom, an office space, and a pool table for endless entertainment. Additional amenities include a comprehensive security system with cameras, ceiling fans throughout, a smart doorbell, and a sprinkler system for both the front and back yards. Backing onto picturesque green space, this home offers a peaceful setting with ample room for family gatherings and outdoor activities. Don't miss your chance to experience the perfect blend of luxury, comfort, and location. Make this exceptional property yours today!

Inclusions:

Property Listed By: Diamond Realty & Associates LTD.

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