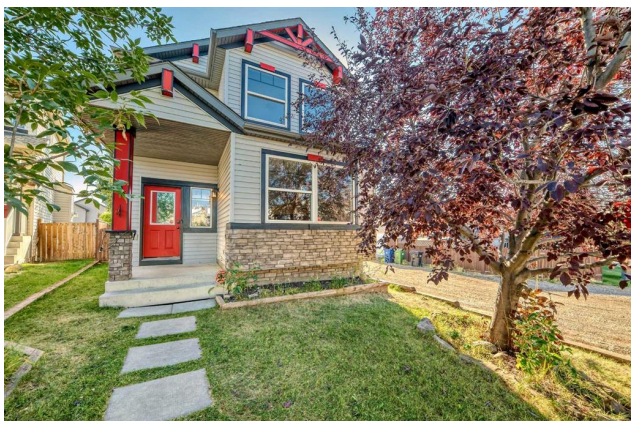


84 COVEBROOK Close, Calgary T3K 6J5

MLS®#: **A2160248** Area: **Coventry Hills** Listing Date: **08/24/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **3,788 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,340**
 Low Sqft:
 Ttl Sqft: **1,340**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Pie Shaped Lot**
 Park Feat: **Garage Door Opener,Garage Faces Rear,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`8" x 11`5"	Dining Room	Main	11`1" x 4`10"
Kitchen With Eating Area	Main	14`10" x 13`10"	Bedroom - Primary	Main	13`2" x 11`6"
Bedroom	Second	10`5" x 9`5"	Bedroom	Second	9`5" x 9`0"
4pc Bathroom	Second		2pc Bathroom	Main	

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-1N

0511278

Remarks

Pub Rmks:

This is a WONDERFUL FAMILY HOME in the sought after community of Coventry Hills. Big windows and newly painted walls make this whole house nice and bright. Walk in to a very practical main floor lay-out. Start with a good sized foyer, up 2 stairs to a large living room - gleaming hardwood floors - and opening up to your perfect functioning kitchen, complete with a large island, all the appliances, and open to a dining area. Right off the kitchen is a big deck ready for bar-b-que dinners, coffee in the morning, cocktails in the evening or just relaxing watching the kids play in the back yard. A 2-piece bathroom for your convenience finishes up the main floor. Upstairs you have your primary bedroom c/w walk-in closet and shared 4-piece ensuite bathroom with 2nd and 3rd good sized bedrooms for a complete family plan. The basement is wide open for your desired finishing, but check out the windows - all regulation size for proper egress. Washer and dryer are included, but the washer needs some repairs. Parking is not a problem with this property - oversized single garage plus RV parking and big storage area that could easily be made into more parking. This well treed lot is bordering alleys at the back and the side, so there is only 1 next door neighbor. You are close to all schools, lots of shopping, parks, movie theaters, walking trails and within a few minutes from Deerfoot and Stoney Trails, making it fast to anywhere in town and quick to get out of town. All this for under \$570,000.

Inclusions:

Property Listed By:

**2nd refrigerator in the garage, Fresh air Ventilation system with furnace
First Place Realty**

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









