



THE
A-TEAM

**RE/MAX
FIRST**

219 COVEHAVEN Terrace, Calgary T3K 6H5

MLS®#: **A2161863**

Area: **Coventry Hills**

Listing Date: **09/01/24**

List Price: **\$640,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **1,789**

Low Sqft:

Ttl Sqft: **1,789**

Lot Information

Lot Sz Ar: **4,531 sqft**

Lot Shape:

DOM

17

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	6`7" x 6`0"	Living Room	Main	17`8" x 12`5"
Kitchen	Main	10`7" x 8`8"	Dining Room	Main	9`9" x 9`0"
Pantry	Main	3`7" x 3`7"	2pc Bathroom	Main	5`4" x 4`5"
Mud Room	Main	9`0" x 5`8"	Bonus Room	Upper	18`0" x 13`0"
Bedroom - Primary	Upper	12`11" x 11`10"	Walk-In Closet	Upper	8`3" x 4`5"
4pc Ensuite bath	Upper	11`0" x 6`4"	Bedroom	Upper	11`10" x 8`10"
Bedroom	Upper	10`7" x 9`4"	4pc Bathroom	Upper	7`10" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0511809

Remarks

Pub Rmks: **Welcome to this move-in ready 3 bed, 2.5 bath home in Coventry Hills. The rich wood floors and abundant sunlight create a warm and inviting atmosphere. The open main floor with a well-appointed kitchen is perfect for entertaining, while the spacious 2nd-floor bonus room offers a comfortable space for the family to relax. The untouched basement provides a blank canvas for your personal touch. The double attached garage and quaint red, barn style, shed offer plenty of outside storage! Enjoy weekends barbequing in your sunny backyard while the kids play. This home offers convenience and comfort and is located near excellent schools, transit, and shopping. Don't miss the opportunity to make this house your home in this desirable neighbourhood.**

Inclusions:
Property Listed By: **none**
GIL Property Management And Sales Ltd.

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







