



THE
A-TEAM

**RE/MAX
FIRST**

34 COVEHAVEN Rise, Calgary T3K 5W8

MLS®#: **A2162016** Area: **Coventry Hills** Listing **09/01/24** List Price: **\$529,900**
Status: **Active** County: **Calgary** Change: **-\$5k, 08-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **2003** Abv Sqft: **1,057**
Low Sqft:
Lot Sz Ar: **3,186 sqft** Ttl Sqft: **1,057**
Lot Shape:

DOM

17
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **3 Level Split**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot,Treed**
Park Feat: **Off Street,Parkade**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 13`4"	Kitchen	Second	10`5" x 16`0"
Dining Room	Second	8`11" x 8`7"	Bedroom	Second	8`9" x 9`7"
Bedroom	Second	9`4" x 9`4"	Bedroom - Primary	Second	11`7" x 13`8"
4pc Bathroom	Second	8`3" x 4`11"	2pc Bathroom	Basement	8`9" x 4`11"
Family Room	Basement	20`10" x 18`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

0214384

Remarks

Pub Rmks:

Welcome to this inviting 3-level split home nestled in the desirable community of Coventry Hills. This well-kept home boasts functionality and comfort, ideal for families and those looking for a spacious living area. Main Level features spacious and bright open to above Living Room with large windows offering plenty of natural light. Upper-Level features Kitchen with Modern appliances, ample counter space, and plenty of cabinetry. Ideal for cooking and entertaining. Dining Area Adjacent to the kitchen with a sliding door leading to the 2 layered deck in the backyard, perfect for outdoor dining. Generous size Master Bedroom with a large closet. Other 2 bedrooms on upper level are Comfortable sizes, perfect for children, guests, or a home office. Finishing the upper level with 4-piece full Bathroom featuring a tub/shower combo. Lower-Level features Family Room, Cozy and perfect for relaxation or entertaining guests. Lower level features a huge family room with cozy Fireplace. Half Bathroom on lower level Conveniently located for guests and family use. Laundry Room conveniently located in the lower level Includes washer and dryer, with extra storage space. Exterior Features Fenced Backyard with space for gardening, play, or relaxing. Backyard also features a 2 layered deck for outdoor gatherings. Well-maintained front and backyard with mature trees and shrubs. Additional Features include new roof installed in 2023, New LG stainless steel appliances. Close to 3 schools : Coventry Hills School (K-5), Nose Creek School (6-9) and North Trail High School (10-12). Walking distance to parks, shopping Center , and public transit. Easy access to major roadways. Don't miss out on this fantastic opportunity to own a lovely home in Coventry Hills. Schedule a viewing today!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Mountain View)

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



34 Covehaven Rise NE



Date: July 2, 2024
Property Type: 3-Level Split
Assessment: 277 sq ft 62.54 sq m2
Main Floor: 208 sq ft 50.42 sq m2
Upper Floor: 751 sq ft 69.77 sq m2
Total FMS: 1057 sq ft 98.19 sq m2

All Measurements adhere to RECA and RMS standards











