



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 COVECREEK Mews, Calgary T3K 0V8**

MLS® #: **A2169963**

Area: **Coventry Hills**

Listing Date: **10/20/24**

List Price: **\$638,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,507 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,668**  
Low Sqft:  
Ttl Sqft: **1,668**

DOM

**32**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 8`6"
Dining Room	Main	12`0" x 10`8"
Living Room	Main	9`11" x 17`9"
2pc Bathroom	Main	2`8" x 5`6"
Foyer	Main	4`4" x 17`0"
Bonus Room	Upper	15`11" x 17`11"

Room	Level	Dimensions
Bedroom - Primary	Upper	14`9" x 16`3"
5pc Ensuite bath	Upper	7`5" x 11`6"
Bedroom	Upper	9`11" x 10`10"
Bedroom	Upper	9`11" x 11`8"
4pc Bathroom	Upper	7`6" x 4`11"
Furnace/Utility Room	Basement	5`5" x 16`10"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1014694**

Remarks

Pub Rmks: **Welcome to the family friendly community of Coventry Hills, where luxury and family living meet. Step inside to discover an expansive, open-concept layout bathed in natural light, courtesy of an abundance of oversized windows, including stunning ceiling height windows at the staircase. This exquisite residence boasts many upgrades such as stucco exterior, covered front porch, Central Air Conditioning, and a separate entrance for the basement. The main floor impresses with 9' ceilings, rich hardwood flooring, and a cozy gas fireplace. The kitchen is a culinary masterpiece, featuring custom shaker cabinetry with soft-close doors and drawers, pots and pans storage, and an expansive granite-topped island with extra seating. High-end stainless-steel appliances, pantry, and elegant 3/4" granite countertops complete this dream kitchen. Upstairs, a spacious bonus room awaits, ideal for movie nights or casual relaxation. The lavish master suite is a true retreat, complete with a walk-in closet and a spa-inspired 5-piece ensuite, featuring dual vanities, a glass-enclosed shower, and a luxurious soaker tub. Two additional generously sized bedrooms share a beautifully appointed 4-piece bathroom. Convenient upstairs laundry completes the top level. The unfinished basement, with its separate entrance, offers limitless potential to create a custom suite or additional living space (subject to the approval and permitting of the City). Don't miss your chance to own this stunning property—call today for a private showing and make this dream home yours!**

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

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

























