



THE
A-TEAM

**RE/MAX
FIRST**

274 COVECREEK Close, Calgary T3K0J6

MLS®#: **A2172046** Area: **Coventry Hills** Listing Date: **10/16/24** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,648**
Lot Information Low Sqft:
 Lot Sz Ar: **3,519 sqft** Ttl Sqft: **1,648**
 Lot Shape:

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Linoleum**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	14`10" x 7`11"	2pc Bathroom	Main	5`6" x 4`11"
Living Room	Main	15`9" x 14`11"	Kitchen With Eating Area	Main	11`2" x 12`9"
Dining Room	Main	10`2" x 11`11"	Other	Main	10`8" x 10`9"
Bonus Room	Second	11`11" x 14`11"	Bedroom	Second	9`5" x 10`7"
4pc Bathroom	Second	4`11" x 7`9"	Bedroom	Second	8`10" x 11`2"
Bedroom - Primary	Second	12`2" x 11`11"	4pc Ensuite bath	Second	4`11" x 8`0"
Walk-In Closet	Second	4`6" x 4`9"	Laundry	Second	5`4" x 3`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0711849

Remarks

Pub Rmks: **Discover this loving cared & well maintained home by the original owner. The open layout of the kitchen, corner pantry and dining area flow seamlessly into a cozy living room adorned with a gas fireplace, perfect for gatherings. The primary bedroom features a walk-in closet and 4-piece bathroom alongside two additional bedrooms, plus another 4 pcs bathroom upstairs catering to children or guests. For ease and convenience, the laundry room & the entertaining bonus room for guests are located upstairs, and the home includes a double attached garage. Step outside onto a spacious cover deck overlooking the generously sized backyard. Nearby parks, playgrounds, recreational facility (Vivo) & Calgary Public Library, and schools that cater to families, while grocery stores (Canadian Superstore and T & T Super Market) the shopping centers, restaurants, bus stops, and easy access to Highway #2 Deerfoot Trail as well as Stoney Trail ensure everyday convenience. This home is perfect for families seeking suburban tranquility with easy access to amenities. Make it yours today!**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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







