



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**283 COVILLE Close, Calgary T3K5V7**

MLS®#: **A2174718**      Area: **Coventry Hills**      Listing Date: **10/30/24**      List Price: **\$630,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 17-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **3,724 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,443**  
 Low Sqft:  
 Ttl Sqft: **1,443**

DOM

**52**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Open Lot**  
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Septic System**  
 Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,Pantry,Separate Entrance,Tile Counters,Walk-In Closet(s)**  
 Utilities: **Electricity Connected,Natural Gas Available,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 15`8"	Dining Room	Main	7`0" x 10`3"
Bedroom	Main	9`5" x 9`11"	Bedroom	Main	9`5" x 9`11"
Bedroom - Primary	Upper	16`11" x 13`10"	Bedroom	Basement	8`11" x 9`11"
Bedroom	Basement	8`10" x 12`0"	Kitchen	Basement	10`7" x 8`0"
Game Room	Basement	12`4" x 17`0"	Furnace/Utility Room	Basement	9`0" x 11`5"
4pc Bathroom	Basement	8`11" x 4`11"	4pc Bathroom	Main	7`11" x 4`10"
Foyer	Main	11`1" x 5`11"	4pc Bathroom	Main	7`11" x 4`10"

Legal/Tax/Financial

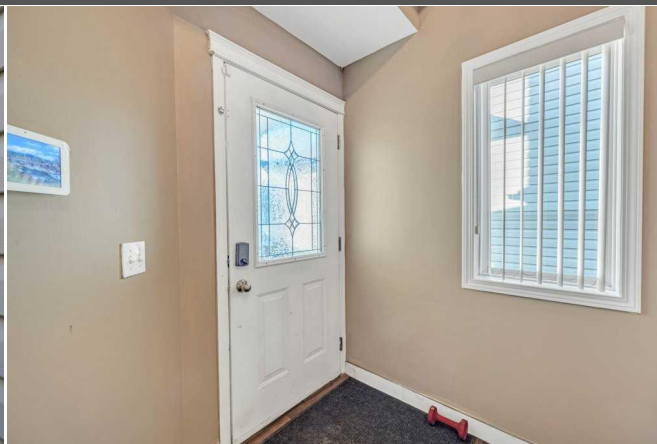
Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **0214240**

Remarks

Pub Rmks: **Welcome to this delightful two-story modified bi-level home situated in the serene and sought-after community of Coventry Hills. Designed to impress, the main floor features an open and bright layout with vaulted ceilings and large windows that fill the space with natural light. The kitchen is equipped with stainless steel appliances, a central island, a corner pantry, and generous counter space, perfect for any home chef. The spacious living room offers a cozy gas fireplace, and the dining area easily accommodates a large table for family gatherings. This level also includes two well-sized bedrooms and a 4-piece bathroom. Ascend to the upper level to discover a private master retreat complete with a sunlit, roomy bedroom, a substantial walk-in closet, and a luxurious 4-piece ensuite. The fully finished basement is designed for versatility, boasting a massive recreation room, two bedrooms, great kitchen area, Rec room and a complete bathroom. With a separate entrance provided by the walk-up basement, this is a potential for added income or extended family living. Enjoy outdoor living with an expansive backyard featuring a large deck and a storage shed, ideal for summer barbecues and extra storage needs. The location is unbeatable, with proximity to transit, schools, shopping centers, and major roadways, ensuring convenient access to everything you need.**

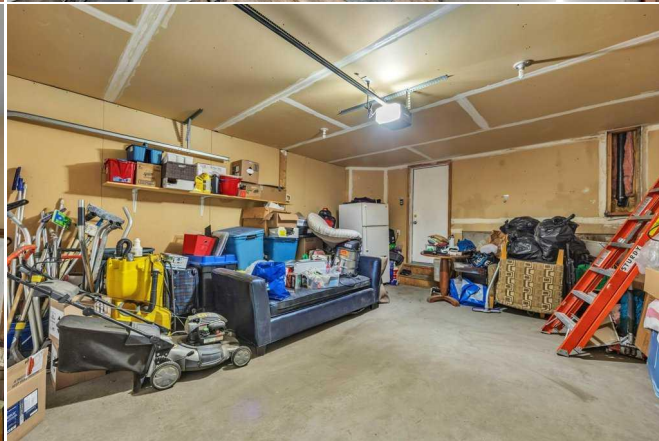
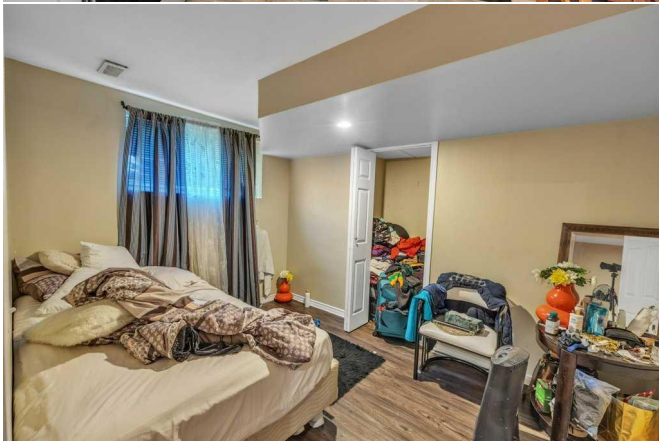
Inclusions: **n/a**  
 Property Listed By: **PREP Realty**

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











**283 Coville Close NE, Calgary, AB**

**Basement (Below Grade)** Exterior Area 748.72 sq ft  
Interior Area 687.76 sq ft



0 5 10 ft PREPARED: 2024/10/30

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**283 Coville Close NE, Calgary, AB**

**Main Floor** Exterior Area 564.68 sq ft  
Interior Area 883.12 sq ft  
Excluded Area 362.20 sq ft



0 5 10 ft PREPARED: 2024/10/30

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**283 Coville Close NE, Calgary, AB**

**Upper Floor** Exterior Area 477.02 sq ft  
Interior Area 629.23 sq ft



0 5 10 ft PREPARED: 2024/10/30

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