



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 COVEBROOK Close, Calgary T3K 6J5**

MLS®#: **A2175414**      Area: **Coventry Hills**      Listing Date: **10/25/24**      List Price: **\$617,990**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **3,519 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,592**  
 Low Sqft:  
 Ttl Sqft: **1,592**

DOM

**4**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Open Floorplan,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 8`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`2" x 9`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 15`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`9" x 5`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`4" x 12`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`8" x 4`9"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`3" x 5`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 8`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 6`10"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>11`11" x 16`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0511278**

Remarks

Pub Rmks: **Welcome to this inviting Coventry Hills gem—a perfect home for growing families who want both comfort and convenience! As you step inside, you're greeted by an open-concept main floor where natural light streams through large windows, filling the space with warmth and an airy feel. This thoughtfully designed layout offers ample room for family time and gatherings, with a spacious living area that flows seamlessly into a dining nook and kitchen, making it ideal for everything from hosting dinners to cozy movie nights. A convenient powder room and laundry room on this level add extra functionality for daily routines. Upstairs, you will find a restful retreat in the spacious primary bedroom, complete with an ensuite bath and a walk-in closet that offers ample space for all your storage needs. Down the hall, two additional bedrooms provide bright and welcoming spaces for family or guests, while a large bonus room awaits your personal touch. Whether it becomes a playroom, home office, or cozy lounge space, this versatile area has plenty of room to accommodate your family's lifestyle. Outside, the west-facing backyard promises sun-drenched afternoons and memorable evenings with loved ones. Imagine relaxing on the deck, shaded by a charming pergola, or watching the kids play in the fenced yard. With well-maintained landscaping, a storage shed, and a convenient back lane, this backyard is as functional as it is beautiful. Located in the heart of Coventry Hills, this home is surrounded by parks, playgrounds, schools, and shopping—all within the community. And with quick access to major highways and the airport, both commutes and weekend getaways are a breeze. Experience the warmth, space, and easygoing lifestyle this lovely family home offers—schedule your private tour today and imagine your future here!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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









