

11899 COVENTRY HILLS Way, Calgary T3K 6J7

MLS®#: **A2175530** Area: **Coventry Hills** Listing **10/25/24** List Price: **\$625,000**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **1,479**
 Lot Sz Ar: **4,708 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,479**

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

DOM

57
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Modified Bi-Level**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Linoleum,Vinyl**
 Sewer: Ext Feat: **BBQ gas line** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	6`1" x 8`8"	4pc Bathroom	Second	9`5" x 5`1"
Dining Room	Main	13`2" x 12`8"	Foyer	Main	9`8" x 8`11"
Kitchen	Main	13`10" x 15`0"	Living Room	Main	13`1" x 15`2"
Bedroom - Primary	Main	13`10" x 15`4"	Bedroom	Second	8`4" x 13`5"
Bedroom	Second	8`6" x 15`3"	3pc Bathroom	Lower	8`7" x 5`0"
Bedroom	Lower	12`1" x 14`6"	Game Room	Lower	26`1" x 26`2"
Storage	Lower	18`2" x 11`5"			

Title:
Fee Simple
Legal Desc:

0611114

Zoning:
R-G

Remarks

Pub Rmks: | **OPEN HOUSE SATURDAY Dec.7th * 12pm-2:00pm & SUNDAY Dec.8th * 12pm-4:00pm** | Walk into a foyer that has amazing scale & access to the attached garage, upper AND lower levels! This is one of the most unique layouts you will walk into, boasting a wide open concept with **VAULTED CEILING & natural light flooding the main floor from one end to the other!** Your kitchen is functional boasting a large pantry, plenty of counter space, garburator(to be installed) & an island - an entertainer's dream or the perfect layout for a young family who always want to have sight of their kids! This level showcases gorgeous oak trim, main floor laundry and a clean 4 piece bathroom! Only a few steps up and you will find two bedrooms that exude character with their slanted ceilings & bright south facing windows! The **LOWER LEVEL FEELS HUGE** with its **9FT CEILINGS & a layout that allows for separate entertainment sections.** This level also boasts another bedroom with access to the 3 piece bathroom & across the way is yet **ANOTHER LAUNDRY ROOM!** Dreaming of a pool table, foosball, gym or theatre space ? Dream it up & make it happen as you've got the space!! The possibilities are endless with this layout as shown in the virtually staged AI photos!! Your large deck hosts a direct gas line for your **BBQ & is set up with storage underneath.** Enjoy one of the largest, flat lots in Coventry Hills that has a fully fenced backyard and paved alley access!! This home has character, plenty of storage, **AIR CONDITIONING & is ready for the next family to make memories in - and outside!!** Book your showing before this opportunity is gone! ****Shingles, Eaves, Siding etc etc being replaced by insurance****

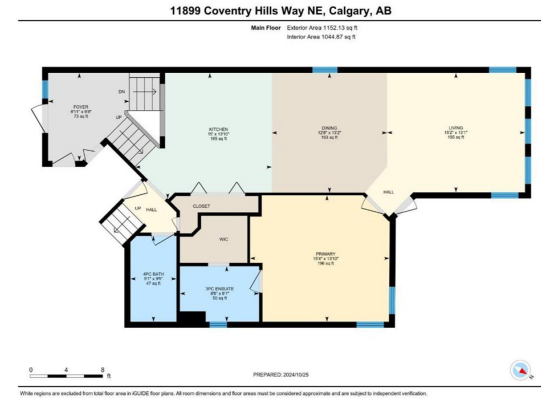
Inclusions:
Property Listed By: **single bed headboard & black couch can stay**
CIR Realty

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



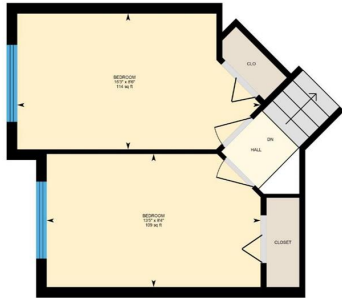






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2nd Floor Exterior Area 327.40 sq ft
 Interior Area 277.50 sq ft



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Basement (Below Grade) Exterior Area 1003.81 sq ft
 Interior Area 951.18 sq ft
 Excluded Area 88.47 sq ft

