



THE
A-TEAM

**RE/MAX
FIRST**

254 COVENTRY Court, Calgary T3K 5E8

MLS®#: **A2175681**

Area: **Coventry Hills**

Listing Date: **10/26/24**

List Price: **\$614,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,769**

Low Sqft:

Ttl Sqft: **1,769**

Lot Information

Lot Sz Ar: **4,789 sqft**

Lot Shape:

DOM

26

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Level,Private**

Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|---------------|-----------------------|
| Kitchen | Main | 17`8" x 11`8" |
| Bedroom | Second | 10`2" x 9`0" |
| Bedroom | Upper | 9`3" x 9`11" |
| 4pc Bathroom | Upper | 0`0" x 0`0" |
| Family Room | Second | 20`11" x 17`3" |
| Game Room | Third | 14`11" x 25`9" |
| 4pc Ensuite bath | Upper | 0`0" x 0`0" |

| Room | Level | Dimensions |
|--------------------------|---------------|----------------------|
| Living Room | Main | 20`3" x 17`2" |
| Office | Third | 8`5" x 11`2" |
| Bedroom - Primary | Upper | 13`5" x 11`4" |
| Dining Room | Main | 11`10" x 7`7" |
| 3pc Bathroom | Second | 0`0" x 0`0" |
| Bedroom | Upper | 11`2" x 9`11" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

9911996

Remarks

Pub Rmks: *****Please insure buyer is pre-approved for the mortgage before submitting offer***. This home on a cul de sac is a 4 bedroom WALKOUT with over 2200 sq. ft. of living space, 3 full bathrooms, walking distance to 6 schools, a park and greenspace is a rare find. Upstairs you will find 3 good sized bedrooms and 2 full baths (ensuite), the main floor has beautiful high ceilings, hardwood floors, an open concept living room, a formal dining area, a kitchen with newer appliances and breakfast nook that has sliding doors that leads to a deck that is perfect spot for a BBQ. The 3rd level has a huge family room with gas fireplace, large 4th bedroom, 3rd full bath/laundry room and walks out to the quiet backyard, deck and garden. The 4th level has a rec. room which could be the perfect man-cave or playroom for kids. There is also an office for those who work from home and in the mechanical room there is a large capacity storage room. Along with being close to schools, this home is situated in close proximity to Vivo rec centre, library, movie theatre, North Pointe bus terminal, Sobeys, Superstore, many retail shops such as Winners, Home Depot, Canadian Tire, Michaels, Dollar stores, Petland, all major banks and many restaurants. There is easy access to Deerfoot and Stoney Trail and less than 20 minutes to YYC airport. Brand new shingles October 2024. Directions:**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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





