



THE
A-TEAM

**RE/MAX
FIRST**

242 COVILLE Circle, Calgary T3K5N8

MLS®#: **A2175700**

Area: **Coventry Hills**

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

List Price: **\$735,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 04-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**
Lot Information
Lot Sz Ar: **6,534 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,249**
Low Sqft:
Ttl Sqft: **2,249**

DOM

25
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Garden,Other**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Other**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Other**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Gas Range,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|---------------|
| Bedroom - Primary | Second | 15`1" x 14`2" |
| Living Room | Main | 15`6" x 14`0" |
| 3pc Bathroom | Basement | 7`7" x 5`0" |
| Game Room | Basement | 18`8" x 14`2" |
| Bedroom | Second | 13`9" x 8`11" |
| Kitchen | Main | 11`5" x 10`2" |
| 4pc Bathroom | Second | 8`6" x 6`0" |
| Den | Main | 11`5" x 10`6" |

| Room | Level | Dimensions |
|------------------|----------|----------------|
| Bedroom | Second | 13`10" x 10`2" |
| Dining Room | Main | 11`5" x 10`2" |
| 5pc Ensuite bath | Level 5 | 11`5" x 10`11" |
| Den | Basement | 14`2" x 13`11" |
| Bedroom | Basement | 11`3" x 11`1" |
| 2pc Bathroom | Main | 4`11" x 4`7" |
| Bonus Room | Second | 11`1" x 13`7" |

Title:
Fee Simple
Legal Desc:

0110919

Zoning:
R-G

Remarks

Pub Rmks: **Stunning Detached Home Backing onto Green Space with Premium Features Welcome to this exceptional detached residence,perfectly situated on a corner lot with back alley access and backing onto lush green space. This home offers the ideal combination of modernluxury and practical convenience, designed to cater to all your family's needs. As you enter, you're greeted by a spacious main floor featuring aversatile den—ideal for a home office or study. The heart of the home is the beautifully appointed kitchen, which boasts stainless steel appliances, a gas cooking stove, and a convenient BBQ gas outlet for outdoor cooking. The main level flows seamlessly into a stunning upgradedbackyard, complete with a serene water pond and fountain, a cozy fire pit, and a practical garden shed. The backyard is an entertainer's dream,enhanced by a built-in sound system to set the mood for any occasion. The home offers 4 spacious bedrooms and 3.5 bathrooms. The mastersuite is a true retreat, featuring a luxurious bathroom with dual sinks. The upper level also includes a bonus room with a wet bar, perfect forhosting guests or enjoying family time. The finished basement adds even more value to this home, featuring a bedroom, a full bathroom, an office space, and a pool table for endless entertainment. Side entrance can be easily made for rental unit in future. Additional amenities include a comprehensive security system with cameras, ceiling fansthroughout, a smart doorbell, and a sprinkler system for both the front and back yards. Backing onto picture que green space, this home offers apeaceful setting with ample room for family gatherings and outdoor activities. Don't miss your chance to experience the perfect blend of luxury,comfort, and location. Make this exceptional property yours today!**

Inclusions:
Property Listed By: **none**
Five Star Realty

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









