



THE
A-TEAM

**RE/MAX
FIRST**

56 COVEPARK Mews, Calgary T3K 6L3

MLS®#: **A2177518** Area: **Coventry Hills** Listing Date: **11/05/24** List Price: **\$769,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **2,394**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,693 sqft** Ttl Sqft: **2,394**
 Lot Shape:

DOM

46
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Laminate,Tile**
 Sewer: **BBQ gas line** Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **Built-in Features,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`2" x 11`8"	Kitchen	Main	12`0" x 11`2"
Dining Room	Main	11`2" x 9`10"	Family Room	Main	14`9" x 11`9"
Bedroom - Primary	Upper	12`11" x 12`3"	4pc Ensuite bath	Upper	10`5" x 9`8"
Bedroom	Upper	13`11" x 8`11"	Bedroom	Upper	11`6" x 11`2"
4pc Bathroom	Upper	8`0" x 7`9"	Bedroom	Basement	12`8" x 11`7"
Bedroom	Upper	15`3" x 12`3"	3pc Bathroom	Basement	10`3" x 5`4"
2pc Bathroom	Main				

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0611385

Remarks

Pub Rmks: **Entertain for the Holidays!!! Immediate Possession Available. NEW ROOF & GUTTERS COMING SOON! WELCOME HOME! 5 Bedroom, 4 Bath, Air-Conditioned Home on a CORNER LOT (no sidewalk to shovel). Located on a Quiet Culdesac in the heart of Coventry Hills, Calgary, AB. This family-oriented community offers 5 Schools, The VIVO Rec Centre, Public Library, an abundance of shopping and other amenities and close proximity to Cross Iron Mills Mall and the Airport. Stoney Trail access takes you to Banff National Park in an hour and a half!! To Love: Original Owners and Well Cared For, Fully Finished, Two areas set up for Home Theatre, Large Attached Garage and Pad will fit 3 vehicles, Poured Concrete Patio, Roughed In Water Line to Rec Room in the basement, and more! This property is one of the largest built in this community and feels like home, it cannot wait for your personal touch! Come for a Visit Today and maybe stay a little while longer!**

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

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











