



THE
A-TEAM

**RE/MAX
FIRST**

12739 COVENTRY HILLS Way, Calgary T3K5B2

MLS®#: **A2177808**

Area: **Coventry Hills**

Listing Date: **11/07/24**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,822 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,970**
Low Sqft:
Ttl Sqft: **1,970**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Concrete,See Remarks,Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Chandelier,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"	Dining Room	Main	12`7" x 7`10"
Foyer	Main	11`3" x 10`4"	Kitchen	Main	8`8" x 13`0"
Living Room	Main	12`2" x 14`3"	4pc Bathroom	Upper	8`0" x 5`1"
4pc Ensuite bath	Upper	140`0" x 10`7"	Bedroom	Upper	11`2" x 9`8"
Bedroom	Upper	11`5" x 9`0"	Family Room	Upper	17`2" x 14`9"
4pc Bathroom	Basement	7`9" x 5`1"	Bedroom	Basement	11`6" x 12`3"
Bedroom	Basement	11`7" x 8`3"	Kitchen	Basement	11`7" x 13`5"

Furnace/Utility Room
Office

Basement
Main

8'1" x 7'1"
12'2" x 9'1"

Furnace/Utility Room
Bedroom - Primary
Legal/Tax/Financial

Basement
Upper

9'10" x 9'11"
13'5" x 13'5"

Title:
Fee Simple
Legal Desc:

9813266

Zoning:
R-G

Remarks

Pub Rmks: **openhouse : Sunday Nov 24 th from 1 pm to 4:00 pm : This fully renovated 5-bedroom home is a perfect opportunity for investors, large families, or first-time buyers looking to earn rental income. With a spacious layout and numerous upgrades, this property offers both comfort and functionality. The main floor features an open-concept kitchen and dining area, perfect for family gatherings. The large living room offers plenty of space for relaxation, while a main-floor office provides the flexibility to be used as a 6th bedroom. A 2-piece bath and convenient laundry room complete this level. Upstairs, you'll find 3 well-sized bedrooms, including a primary suite with ample closet space, plus a bonus room that can be used as an additional living area, playroom, or home theater. Two full bathrooms are also located on the upper level, both of which have been fully renovated with new vanities, toilets, and plumbing fixtures. The basement is an ideal space for generating income, with 2 additional bedrooms, a full kitchen, and a 4-piece bathroom. The side door in the garage provides direct access to the basement through the mudroom, allowing for privacy and easy entry for tenants if you choose to rent out the lower level. Whether you decide to live upstairs and rent the basement or rent both levels, this property offers excellent potential for generating extra income. Key renovations include a fully updated kitchen with new quartz countertops, brand-new kitchen appliances (fridge, dishwasher, electric stove, and hood fan), fresh paint throughout, and newly installed vinyl plank flooring across all levels, including the basement. The entire home has been updated with modern electrical fixtures, and the exterior has seen significant improvements with new siding (hail damage replacement) and a roof replacement, which will be completed before possession. The home is located on a prime end lot, with a back alley that features a door for additional parking, making it ideal for extra vehicles or RV parking. The back alley provides added convenience and privacy, ensuring plenty of space for your vehicles. You'll also enjoy easy access to major roadways, including Deerfoot Trail, Stoney Trail, and a short drive to the airport. For families, the property is walking distance to 6 schools, making it a highly desirable location for those with children. Additionally, the nearby ridge offers fantastic opportunities for walking and biking. With its prime location, extensive renovations, and potential for rental income, this home is a must-see. Whether you're an investor looking for a solid income property or a family seeking extra space, this home has everything you need. Don't miss out—book your showing today!**

Inclusions:
Property Listed By: **basement fridge & electric store
eXp Realty**

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













