



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 COVEBROOK Close, Calgary T3K 6J7**

MLS®#: **A2179214**      Area: **Coventry Hills**      Listing **11/14/24**      List Price: **\$614,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 19-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2005**      Abv Sqft: **1,543**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,293 sqft**      Ttl Sqft: **1,543**  
 Lot Shape:

DOM

**37**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Level,Street Lighting**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Laminate,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Rain Gutters**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`4" x 4`7"	4pc Ensuite bath	Main	8`9" x 6`1"
Dining Room	Main	11`6" x 7`8"	Kitchen	Main	16`3" x 14`3"
Living Room	Main	15`9" x 14`4"	Bedroom - Primary	Main	11`11" x 16`4"
4pc Bathroom	Upper	6`8" x 8`0"	Bedroom	Upper	9`5" x 12`4"
Bedroom	Upper	9`2" x 13`9"	Family Room	Upper	12`0" x 13`7"
2pc Bathroom	Basement	7`2" x 4`11"	Bedroom	Basement	10`10" x 11`2"
Game Room	Basement	13`5" x 34`5"	Furnace/Utility Room	Basement	7`8" x 18`7"

Title:  
**Fee Simple**  
Legal Desc:

**0511278**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this charming 2300+ sq ft single-detached home (including basement square footage) in the desirable community of Coventry Hills! Situated on a quiet street with convenient back parking, this home has been thoughtfully updated and is move-in ready. As you step inside, you'll find a spacious main floor primary bedroom providing easy, accessible living, along with a comfortable layout perfect for family or guests. The bright open white kitchen includes new appliances (2023). The upper level includes two additional bright and airy bedrooms, ideal for family members or as guest rooms. The unique main floor primary bedroom design allows for an additional spacious bonus room on the top floor, unheard of in standard laned homes this size! A newly developed 800+ sq ft basement expands the living space with versatility—perfect for a home office or a fourth bedroom to meet your lifestyle needs. Updates include a new roof in 2023, ensuring peace of mind for years to come. Whether you're entertaining or relaxing, this home offers a cozy, inviting atmosphere and a functional layout that accommodates a variety of lifestyles. Enjoy the best of Coventry Hills living with proximity to parks, schools, and shopping, all while nestled on a peaceful street that feels like home. Book your showing today to experience this wonderful property!**

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

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









