



THE
A-TEAM

**RE/MAX
FIRST**

92 COVEHAVEN Terrace, Calgary T3K 0B2

MLS® #: **A2180540** Area: **Coventry Hills** Listing **11/21/24** List Price: **\$673,500**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 28-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,722**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,875 sqft** Ttl Sqft: **1,722**
 Lot Shape:

DOM

30
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Central,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`1" x 9`1"	Living Room	Main	15`10" x 12`5"
2pc Bathroom	Main		Dining Room	Main	10`8" x 8`6"
Laundry	Main	8`5" x 5`10"	Game Room	Basement	20`5" x 12`9"
Bedroom	Basement	11`0" x 10`6"	3pc Bathroom	Basement	
Bonus Room	Second	18`5" x 13`4"	Bedroom - Primary	Second	13`9" x 11`10"
4pc Ensuite bath	Second		Bedroom	Second	10`2" x 9`7"
Bedroom	Second	11`2" x 8`11"	4pc Bathroom	Second	

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0514246

Remarks

Pub Rmks: **This home is a true gem! Nestled against a tranquil green space and walking path, this stunning Jayman-built home perfectly blends style, comfort, and functionality. The interior boasts rich hardwood and ceramic tile flooring throughout, creating a warm and sophisticated ambiance. The kitchen is a chef's dream, featuring elegant cabinetry and upgraded stainless steel appliances, including a gas stove. A built-in desk area provides a practical touch, keeping your family organized with ease. Upstairs, the sunlit bonus room is adorned with elegant hardwood floors and expansive windows, offering a bright and welcoming retreat. The thoughtfully designed bedrooms also feature hardwood flooring, while the spacious primary bedroom comfortably fits a king-size bed. The spa-like ensuite includes a glass shower, deep soaker tub, and an extended vanity, making it a true sanctuary. The basement features a large recreation room, perfect for entertaining or creating a dedicated play area for kids. Outdoors, the exposed aggregate sidewalks and patio, complete with a gas BBQ hookup, provide the perfect setting for gatherings or quiet evenings under the stars. Located in a prime area, this home offers convenient access to shopping, VIVO Recreation Center, schools, playgrounds, and major bus routes. Move-in ready, this property is thoughtfully designed to complement your lifestyle. Don't miss your opportunity to call this exceptional home yours!**

Inclusions: **Shed**
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





