



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 COVILLE Close, Calgary T3K 5W1**

MLS®#: **A2180945**

Area: **Coventry Hills**

Listing Date: **11/27/24**

List Price: **\$768,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,370 sqft**  
Lot Shape:

Access:

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

DOM

**24**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`1" x 5`8"
Living Room	Main	13`6" x 16`6"
Dining Room	Main	9`10" x 10`5"
Laundry	Main	3`1" x 4`11"
2pc Bathroom	Main	4`2" x 4`9"
Workshop	Main	7`6" x 15`8"
5pc Ensuite bath	Upper	11`8" x 10`3"

Room	Level	Dimensions
Mud Room	Main	4`8" x 3`3"
Kitchen	Main	12`7" x 14`5"
Breakfast Nook	Main	12`3" x 6`0"
Bonus Room	Main	10`8" x 10`5"
Office	Main	9`11" x 8`9"
Bedroom - Primary	Upper	15`6" x 15`2"
Walk-In Closet	Upper	4`4" x 11`8"

**Bedroom** Upper 9`11" x 9`11"  
**4pc Bathroom** Upper 4`11" x 8`2"  
**Den** Basement 13`1" x 7`3"  
**3pc Ensuite bath** Basement 10`6" x 6`11"  
**Family Room** Basement 18`7" x 27`9"

**Bedroom** Upper 8`8" x 10`9"  
**Nook** Upper 10`0" x 9`2"  
**Bedroom** Basement 10`7" x 13`11"  
**Walk-In Closet** Basement 8`11" x 7`2"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0310112**

Zoning: **R-G**

Remarks

**Pub Rmks:** Step into this charming home nestled in the community of Coventry Hills, offering a perfect blend of comfort, space, and functionality. Boasting 4 spacious bedrooms, 3.5 bathrooms and a total living space of 3,276 sq ft, this property provides ample room for growing families or those who enjoy hosting guests. As you enter the home you're greeted by a cozy living room and formal dining room not to mention the open-concept design that effortlessly flows into the well-appointed kitchen, making it an ideal space for family meals, casual dining, and entertaining friends and loved ones. The show stopper here is the grand family room next to the kitchen with a towering ceiling height! Upstairs, the generously sized primary bedroom is a true retreat, featuring a luxurious 5-piece ensuite bathroom and a large walk-in closet—perfect for organizing your wardrobe and keeping everything in its place. Two additional bright and airy bedrooms, a full 4-piece bathroom, and a versatile nook area complete this level. The nook provides an excellent space for a reading corner, a study area, or a gaming retreat, catering to a variety of interests and lifestyles. The fully finished basement extends the living space with a spacious family room that is perfect for movie nights, gaming, or just hanging out with friends and family. Additionally, the basement includes a private den, which can be used as an office, home gym, or craft room, depending on your needs. One more bedroom with a 3-piece ensuite bathroom and walk-in closet rounds out the lower level, offering added privacy for guests or extended family members. Step outside into the backyard, where you'll find a man cave that provides extra storage or a functional workspace for hobbies and projects. Backing onto a walking path further enhances the appeal of the yard and also there is a hot tub and tasteful landscaping making it perfect for outdoor activities and relaxation. This home is a true gem, offering a flexible layout with tons of natural light and a prime location in Coventry. Don't let this opportunity pass by—schedule your private viewing today!

Inclusions: **Hot Tub**  
 Property Listed By: **URBAN-REALTY.ca**

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





















