



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**113 COVEHAVEN Gardens, Calgary T3K 5X1**

MLS®#: **A2181020**      Area: **Coventry Hills**      Listing Date: **12/18/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **4,111 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,453**  
 Low Sqft:  
 Ttl Sqft: **1,453**

DOM

**3**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Cul-De-Sac,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Chandelier,No Animal Home,No Smoking Home,Quartz Counters,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`4" x 13`10"	Kitchen	Main	11`10" x 8`6"
Breakfast Nook	Main	11`4" x 10`6"	Bedroom	Second	11`0" x 9`0"
Bedroom - Primary	Second	15`0" x 11`4"	Bedroom	Second	11`0" x 9`2"
2pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0310304**

Zoning: **R-1N**

Remarks

Pub Rmks: **LOCATIO! LOCATION! LOCATION! Backing on to green space on a quiet cul-de-Sac with very funtional design.Home is fully upgraded! New roof,new eavestrough and down spouts new white quartz countertops, undermount sink, faucets all washrooms, new light fixures, concealed toilet pedestal sink in powder room. New ceiling light fixtures, vanity lights and chandeliers.New stainless steel appliances, fridge, stove, dishwasher and OTR microwave. New light gray paint job throughout the house. Upper level has three good size bedrooms. Master with ensuite comes with a soaker tub. Separate shower and walk-in closet. Untouched basement for your imagination! Backs on to a school park super location.Very close to all aminities,skating ring, basket ball, day care, Community garden all level schools rec center, shopping , parks and entertainment . Easy access to Deerfoot and STONEY trail. Check walk score under supplements. Just move in ready!! No showing on 23rd, 24**

Inclusions: **Fridge, stove, dishwasher, washer /dryer all window coverings tool shed at the back**

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**









