



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 COVENTRY Crescent, Calgary T3K 4Y8**

MLS®#: **A2185339**      Area: **Coventry Hills**      Listing Date: **01/20/25**      List Price: **\$674,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **4,811 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,City Lot,Lawn,Level,Rectangular Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Off Street**

Finished Floor Area  
 Abv Sqft: **1,642**  
 Low Sqft:  
 Ttl Sqft: **1,642**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 13`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`7" x 13`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`10"</b>	<b>Laundry</b>	<b>Upper</b>	<b>9`7" x 5`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 9`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`5" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>11`7" x 8`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`2" x 11`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`11" x 23`10"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>5`7" x 5`9"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>6`5" x 10`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 10`8"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **9812807**

Remarks

Pub Rmks: **Beautiful Custom-Built Home in Coventry Hills with Stunning Upgrades Welcome to this custom-built home in the highly desirable community of Coventry Hills. From the moment you step inside, you'll be impressed by the spacious entryway and the thoughtful design throughout. The main floor features an open-concept layout, anchored by an extra-large, brand-new kitchen complete with an island, extended cabinetry, a walk-in pantry, and brand-new appliances, including a gas stove. The living room is warm and inviting with its gas fireplace, while the dining area offers easy access to the oversized deck and hot tub, perfect for entertaining. The sunny south-facing backyard is a true retreat, boasting a storage shed, under-deck storage, a flower bed, an apple tree, and plenty of grassy space for kids to enjoy. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with a walk-in closet and a beautifully renovated ensuite featuring a jacuzzi tub and a separate shower. The upper floor also offers a convenient laundry room with ceiling-height cabinetry, a linen closet, and another fully updated bathroom. The professionally developed basement adds significant value to this home, offering a bright recreation room, a fourth bedroom, and a 3-piece bathroom. Oversized windows flood the space with natural light, creating a warm and inviting atmosphere. The insulated and oversized garage includes built-in shelving, a heater, and a 3-car driveway for additional parking. This home has been meticulously upgraded, ensuring it's move-in ready. Recent updates include new carpets, tiled floors, and a fresh ceiling on the main floor. The bathrooms have been fully renovated, and new pot lights, light switches, and fixtures have been added throughout. The furnace has been replaced with a high-efficiency unit, complete with air conditioning and a tankless water system. Privacy tint has been installed on the windows, and a concrete pathway now leads to the backyard patio. Located close to schools, shopping, Cardel Place, and with easy access to Deerfoot Trail, this home offers convenience, comfort, and style. With its extensive upgrades and thoughtful features, this property is an absolute must-see. Book your private showing today and make this beautiful home your own!**

Inclusions: **N/A**  
 Property Listed By: **TREC The Real Estate Company**

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





















