



THE
A-TEAM

**RE/MAX
FIRST**

12807 COVENTRY HILLS Way, Calgary T3K5E2

MLS®#: **A2186749**

Area: **Coventry Hills**

Listing Date: **01/13/25**

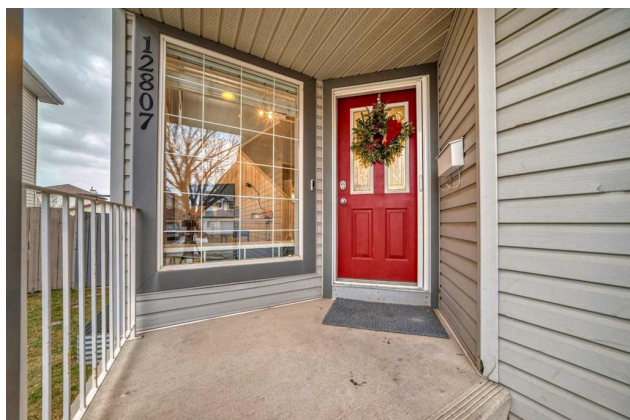
List Price: **\$625,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,620**

Low Sqft:

Ttl Sqft: **1,620**

Lot Information

Lot Sz Ar: **4,294 sqft**

Lot Shape:

DOM

8

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**

Park Feat: **Converted Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Central Vacuum,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 2`11"
Laundry	Main	5`10" x 2`11"
Pantry	Main	3`8" x 3`8"
Dining Room	Main	12`5" x 9`7"
4pc Ensuite bath	Second	8`11" x 8`6"
Living Room	Main	12`11" x 13`3"
Walk-In Closet	Second	6`9" x 4`8"

Room	Level	Dimensions
Entrance	Main	10`0" x 7`3"
Nook	Main	10`4" x 9`11"
Kitchen	Main	9`1" x 12`11"
Living Room	Main	12`11" x 13`3"
Bedroom - Primary	Second	13`7" x 12`4"
4pc Bathroom	Second	8`11" x 4`11"
Bedroom	Second	8`11" x 10`8"

3pc Bathroom
Family Room
Furnace/Utility Room

Basement
Basement
Basement

8`8" x 4`10"
21`8" x 12`9"
8`7" x 11`4"

Bedroom
3pc Bathroom
Bedroom
Legal/Tax/Financial

Second
Lower
Basement

8`11" x 10`8"
8`8" x 4`10"
12`10" x 9`5"

Title:
Fee Simple
Legal Desc:

9910366

Zoning:
R-G

Remarks

Pub Rmks:

This beautiful 3-bedroom, 2.5-bathroom two-storey home is located in the highly desirable Coventry Hills community. With its spacious open floor plan, and fantastic location close to amenities, 6 differnt schools, and VIVO recreation center, this home is perfect for families or anyone looking to enjoy a comfortable lifestyle in Calgary.

Inclusions:
Property Listed By:

na
CIR Realty

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

