



THE
A-TEAM

**RE/MAX
FIRST**

11911 COVENTRY HILLS Way, Calgary T3K 6J7

MLS®#: **A2190863**

Area: **Coventry Hills**

Listing Date: **01/28/25**

List Price: **\$765,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,176 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,256**
Low Sqft:
Ttl Sqft: **2,256**

DOM

25
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot,Street Lighting,Treed**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 16`8"
Dining Room	Main	11`0" x 8`0"
Office	Main	10`6" x 12`8"
Bedroom	Second	10`0" x 10`8"
Bedroom	Basement	10`0" x 12`5"
Den	Basement	7`9" x 12`11"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	11`7" x 13`5"
Bedroom - Primary	Second	16`3" x 14`7"
Bedroom	Second	10`4" x 10`8"
Bonus Room	Second	16`9" x 10`11"
Family Room	Basement	18`11" x 16`8"
4pc Bathroom	Basement	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"

5pc Ensuite bath

Second

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0611114

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to Coventry Hills - your perfect family home! Located in the highly sought-after Coventry Hills community, this beautifully maintained 2-storey home offers 2256 sqft of living space and is just steps away from excellent schools, playgrounds, pathways, and quick access to Stoney Trail, shopping plazas, and Vivo Centre. The home boasts an inviting, open layout that's ideal for both everyday living and entertaining, with soaring ceilings at the entry and gleaming hardwood floors throughout the main floor, up the stairs, and into the spacious bonus room. The main floor features a large den/office, a bright living room with a cozy gas fireplace, a formal dining room, a well-appointed kitchen with stainless steel appliances, ample cabinetry, a walk through pantry and a convenient 2-piece bath. Upstairs, you'll find a spacious bonus room, a full common bath, and three generously sized bedrooms, including a master suite with a 5-piece ensuite bath, a soaking tub, a separate shower, and a walk-in closet. The fully developed basement includes a large family room, a full bath, a bedroom, and a rough-in for a future basement suite (Subject to City Approval). Outside, the backyard features a composite deck with glass railings, a fully fenced yard, and back alley access. With its ideal location, thoughtful layout, this home has it all. Call today to book your private showing before it's gone!**

Inclusions: **NONE**
Property Listed By: **RE/MAX House of Real Estate**

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











