



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 COVEHAVEN Rise, Calgary T3K 5W8**

MLS®#: **A2191000**      Area: **Coventry Hills**      Listing Date: **01/30/25**      List Price: **\$539,700**  
 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: **3,186 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,057**  
 Low Sqft:  
 Ttl Sqft: **1,057**

DOM

**23**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot,Treed**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Storage**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 13`4"</b>	<b>Kitchen</b>	<b>Second</b>	<b>10`5" x 16`0"</b>
<b>Dining Room</b>	<b>Second</b>	<b>8`11" x 8`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`9" x 9`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 9`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`7" x 13`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 4`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`9" x 4`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>20`10" x 18`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`9" x 7`9"</b>

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **0214384**

Remarks

Pub Rmks: **Welcome to this well-maintained detached home, nestled in the highly sought-after community of Coventry Hills. Featuring a remodeled basement, this spacious 3-level split offers the perfect blend of comfort and functionality—ideal for families or anyone seeking ample living space in a vibrant neighborhood. The main level features a bright and open living room with soaring ceilings and large windows that flood the space with natural light, creating a warm and inviting atmosphere. On the upper level, the modern kitchen is equipped with brand-new LG stainless steel appliances, ample counter space, and plenty of cabinetry, making it perfect for cooking and entertaining. Adjacent to the kitchen, the dining area provides a great space for family meals and gatherings, with a sliding door that leads to a two-tiered deck—ideal for outdoor dining. The primary bedroom is generous in size and includes a spacious closet. Two additional bedrooms offer comfortable spaces, perfect for children, guests, or a home office. A full four-piece bathroom with a tub/shower combo completes this level, providing convenience for the entire family. The lower level boasts a spacious family room with a cozy fireplace, a renovated 3-piece bathroom, and a beautifully updated bedroom—making it the perfect space to relax or entertain guests. The laundry room includes a washer, dryer, and extra storage space." The exterior of the home is just as impressive, with a fully fenced backyard offering ample space for gardening, play, or simply unwinding. The two-tiered deck provides the perfect setting for outdoor gatherings, while mature trees and shrubs enhance the beautifully landscaped front and back yards. Additional features include a brand-new roof installed in September 2024 and recently upgraded LG stainless steel appliances. This home is situated in a prime location within walking distance to parks, shopping centers, and public transit. It is also close to three schools: Coventry Hills School (K-5), Nose Creek School (6-9), and North Trail High School (10-12). With easy access to major roadways, commuting is a breeze.**

Inclusions: **None**  
 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**











