



THE
A-TEAM

**RE/MAX
FIRST**

13021 COVENTRY HILLS Way, Calgary T3K0J5

MLS®#: **A2199379**

Area: **Coventry Hills**

Listing Date: **03/06/25**

List Price: **\$780,000**

Status: **Active**

County: **Calgary**

Change: **-\$18k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**
Lot Information
Lot Sz Ar: **3,993 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,163**
Low Sqft:
Ttl Sqft: **2,163**

DOM

30
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|--------------|----------------------|
| 2pc Bathroom | Main | 4`9" x 5`3" |
| Family Room | Main | 9`8" x 12`0" |
| Kitchen | Main | 12`4" x 12`2" |
| Mud Room | Main | 6`4" x 10`1" |
| 4pc Bathroom | Upper | 4`11" x 9`1" |
| Bedroom | Upper | 9`5" x 10`6" |
| Bonus Room | Upper | 16`0" x 12`0" |

| Room | Level | Dimensions |
|-------------------------|--------------|----------------------|
| Dining Room | Main | 12`7" x 9`6" |
| Foyer | Main | 6`8" x 4`9" |
| Living Room | Main | 14`5" x 13`9" |
| Pantry | Main | 6`3" x 5`6" |
| 5pc Ensuite bath | Upper | 14`5" x 10`8" |
| Bedroom | Upper | 10`5" x 10`0" |
| Laundry | Upper | 5`8" x 9`11" |

Bedroom - Primary
4pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

13`11" x 14`5"
49`8" x 4`11"
10`10" x 10`1"
14`6" x 10`8"

Walk-In Closet
Bedroom
Game Room
Walk-In Closet

Upper
Basement
Basement
Basement

6`9" x 7`0"
9`8" x 9`10"
15`9" x 24`0"
5`11" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0711623

Zoning:
R-G

Remarks

Pub Rmks: **PRICE REDUCED!!.. OPEN HOUSE , SATURDAY. APRIL 5TH (11AM-2PM). Don't miss this gorgeous house!!.** Wonderful two-story home with a double attached garage with tons of upgrades: Roof (2024), Sidings (2024), flooring (2022), Water tank (2022), dishwasher (2022) Quarts kitchen counter tops (2022), surround speaker system. The main floor features a welcoming hall, a bright living room with fireplace, stylish kitchen and a peaceful dining area. Upstairs, you'll find three spacious bedrooms, a huge bonus room that can serve as another receiving area or music room or home office. Master bedroom has 5 piece ensuite and walk-in closet, and an additional 4-piece bathroom. The fully finished basement has offers a large space for potential recreational or family or entertainment room with two bedrooms and a 4 piece bathroom. You can park an RV to this large backyard. Perfectly located within walking distance of three schools in Coventry Hills, near to parks, shopping, and transit. So please, don't miss out on this incredible property!

Inclusions:
Property Listed By: **NONE**
Real Estate Professionals Inc.

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











