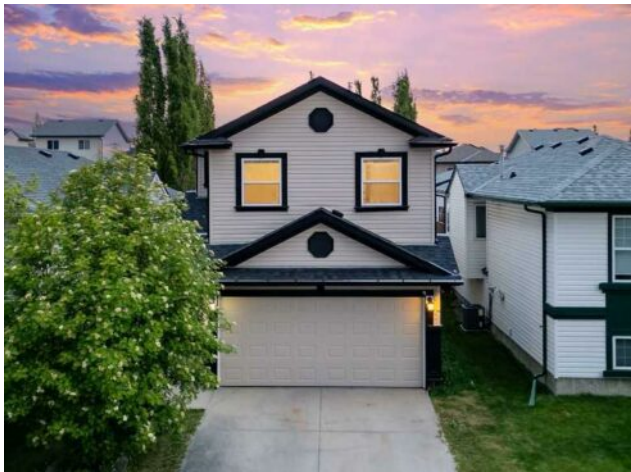


208 Coventry Road NE

Calgary, Alberta

MLS # A2224891



\$599,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		
Heating:	High Efficiency, Fireplace(s), Forced Air		Water: -
Floors:	Carpet, Ceramic Tile, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: R-G
Foundation:	Poured Concrete		Utilities: -
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This LOVINGLY MAINTAINED TURN-KEY HOME is loaded with recent upgrades and perfectly situated on a quiet, family-friendly street in one of Calgary's most sought after neighborhoods. Major updates include a new roof, eavestroughs, garage door, high-efficiency furnace, hot water tank, flooring, luxurious carpet and lighting! Ensuring comfort, efficiency, and peace of mind for years to come. This UNIQUE FLOORPLAN offers over 2,000 sq ft of versatile living space. The main floor features a bright open to above foyer showcasing great architectural details, galley-style kitchen with plenty of storage, spacious family room highlighted by the beautiful stone tiled fireplace with oak mantle, and a cozy separate dining room, that leads to the backyard retreat! The UPPER FLOOR features a private primary suite boasting a full 4 piece ensuite bath, while two additional bedrooms share a large main 4 piece bath, perfect for a growing family. The LOWER LEVEL offers a generous rec room & Laundry room creating the perfect space for movie nights or weekend gatherings, while offering POTENTIAL FURTHER DEVELOPMENT! CURB APPEAL SHINES through the landscaped front yard, attached double garage with additional storage. The fully fenced backyard includes a ground level deck, complete with double privacy screens, stone retaining wall displaying the firepit area complete with fresh gravel, perfect for entertaining, cook-outs or your own personal oasis after a long day! 11 MINUTES FROM YYC AIRPORT, and steps away from schools, parks, pathways, shopping, all the amenities you could want and more!