

13021 Coventry Hills Way NE  
Calgary, Alberta

MLS # A2199379



**\$780,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,164 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NONE

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!