

254 Coventry Court NE
Calgary, Alberta

MLS # A2166335



\$659,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,769 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Garden, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

This home on a cul de sac is a 4 bedroom WALKOUT with over 2200 sq. ft. of living space, 3 full bathrooms, walking distance to 6 schools, a park and greenspace is a rare find. Upstairs you will find 3 good sized bedrooms and 2 full baths (ensuite), the main floor has beautiful high ceilings, hardwood floors, an open concept living room, a formal dining area, a kitchen with newer appliances and breakfast nook that has sliding doors that leads to a deck that is perfect spot for a BBQ. The 3rd level has a huge family room with gas fireplace, large 4th bedroom, 3rd full bath/laundry room and walks out to the quiet backyard, deck and garden. The 4th level has a rec. room which could be the perfect man-cave or playroom for kids. There is also an office for those who work from home and in the mechanical room there is a large capacity storage room. Along with being close to schools, this home is situated in close proximity to Vivo rec centre, library, movie theatre, North Pointe bus terminal, Sobeys, Superstore, many retail shops such as Winners, Home Depot, Canadian Tire, Michaels, Dollar stores, Petland, all major banks and many restaurants. There is easy access to Deerfoot and Stoney Trail and less than 20 minutes to YYC airport.