

# \$649,888 - 12109 Coventry Hills Way Ne, Calgary

MLS® #A2222544

**\$649,888**

4 Bedroom, 4.00 Bathroom, 1,498 sqft

Residential on 0.09 Acres

Coventry Hills, Calgary, Alberta

~ WELCOME to the Desirable Community of COVENTRY HILLS~LOCATED ACROSS FROM THE PARK & PLAYGROUND, SCHOOL & WALKING DISTANCE TO HIGH SCHOOL~ A METICULOUSLY MAINTAINED & PRISTINE 2 STORY HOUSE 1498 SQFT FOUR BEDROOMS THREE & HALF WASHROOMS ,Double Attached front Garage, Fully Finished Basement! LOCATED CLOSE TO ALL AMENITIES STONEY TRAIL RING ROAD, DEERFOOT TRAIL, COUNTRY HILLS BLVD 10 MINUTES AWAY FROM CROSSIRON MALL, 2 MIN from SUPERSTORE. VIVO GYM, MOVIE THEATRES, Shopping,Transit IS AT YOUR DOOR STEP & PARKS! Your New Home Welcomes you with Open Concept Nice & bright and You will love the Gleaming HARDWOOD Flooring through out the main floor,As you enter your new home you are met by HUGE LIVING-ROOM which flows into the main floor living space.Your spacious LIVING-ROOM is flooded with lots of natural light & features a cozy GAS fireplace Dining area. Your new kitchen has lots of Kitchen Cabinets & Island ,ALL STAINLESS STEEL KITCHEN APPLIANCES REFRIGERATOR,ELECTRIC STOVE,HOOD FAN,DISH-WASHER,WASHER & DRYER as well \* Your dining area is just off the kitchen and has enough space for dining table; A 2-piece washroom and Laundry on the Main Floor complete this level! UPSTAIRS It has



3 Generously sized bedrooms 2 FULL WASHROOMS, Your master suite will be a private Oasis with Soaker tub & standing Shower, walk-in closet. BASEMENT IS FULLY FINISHED with One bedroom and Full Washroom and a Huge Family room/ Rec Room.

This house has 2024 BUILT HUGE 12 X 15 DECK FOR BBQ NICE & SUNNY WEST Backyard for Summer Parties is Fully landscaped front & backyard and Fenced, NOTE: 2025 SELLERS HAS REPLACED ALL NEW SHINGLES,NEW SIDINGS FASCIA GUTTERS & DOWNSPOUTS call today to view this Beautiful well kept house !!!

Built in 2004

### Essential Information

MLS® #	A2222544
Price	\$649,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,498
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12109 Coventry Hills Way Ne
Subdivision	Coventry Hills
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 6A7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Few Trees, Landscaped, Level, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	7
Zoning	R-G

### Listing Details

Listing Office	Real Estate Professionals Inc.
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