



11432 Coventry Boulevard Calgary Alberta

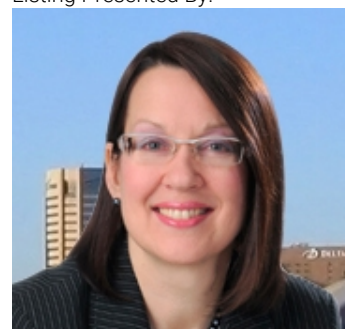
\$645,000

Welcome to this beautifully maintained, FULLY FINISHED WALK-OUT 2-storey home located in one of Calgary's friendliest communities--Coventry Hills. Situated on a generous 40'4"-WIDE LOT, this home has been tastefully upgraded and thoughtfully cared for. Step inside to discover laminate flooring, newer full-height kitchen cabinets with soft-close drawers, quartz countertops, stainless steel appliances, pot lights, and a stylish tile backsplash. Comfort meets convenience with an A/C unit, ON-DEMAND HOT WATER SYSTEM , newer rear fence, and a SIDE CONCRETE WALKWAY. The bright and spacious walkout basement is a standout feature, offering a cozy bedroom, full bathroom, wet bar, and a welcoming family room--perfect for movie nights or game days. With its SEPARATE ENTRY and functional layout, there's potential to create a suited basement, adding flexibility and long-term value. Upstairs, you'll find a large primary suite, two more generously sized bedrooms, and two full bathrooms, providing ample space for the entire family. The main living area is filled with natural light and features a fireplace, creating a warm and inviting space for relaxing or entertaining. The backyard opens up to your walkout patio--ideal for hosting summer BBQs or enjoying a quiet evening with loved ones. All of this in a vibrant neighbourhood with quick access to top amenities like Vivo Recreation Centre, Real Canadian Superstore, Landmark Cinemas, schools, parks, major roads and more. BONUS POINTS: NEW ROOF, NEW SIDINGS, NEW GUTTERS, NEWER GARAGE DOOR. ***VIRTUAL TOUR AVAILABLE*** (id:6769)

3pc Bathroom 7.50 Ft x 6.42 Ft
 Bedroom 11.83 Ft x 12.08 Ft
 Recreational, Games room 22.08 Ft x 13.00 Ft
 Laundry room 7.25 Ft x 6.00 Ft
 2pc Bathroom 5.00 Ft x 5.25 Ft
 Dining room 13.67 Ft x 12.83 Ft
 Kitchen 11.33 Ft x 13.67 Ft

Living room 12.00 Ft x 21.17 Ft
 3pc Bathroom 5.25 Ft x 8.50 Ft
 4pc Bathroom 9.08 Ft x 4.92 Ft
 Bedroom 10.25 Ft x 14.08 Ft
 Bedroom 9.67 Ft x 8.58 Ft
 Primary Bedroom 13.50 Ft x 13.17 Ft

Listing Presented By:



Originally Listed by:
 Royal LePage Benchmark

<https://www.maricelmcdonald.com/>

RE/MAX

**RE/MAX REAL ESTATE
 (CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
 ctimos@telus.net