



13076 Coventry Hills Way Calgary Alberta

\$750,000

Welcome to this exceptionally clean and well-maintained family home, hitting the MLS for the very first time! With over 3,200 square feet of thoughtfully designed living space, this 4-bedroom, 4-bathroom home offers a rare combination of comfort, style, and functionality. Upstairs, you'll find a bright and airy bonus room with built-in desk/workstation, perfect for working or studying from home. The upper level also features a convenient laundry room with a new washer and dryer (2023), three generously sized bedrooms all with ceiling fans, and two full bathrooms. The main bath includes built-in shelving and plenty of drawer space, while the spacious ensuite offers abundant counter space and additional storage. The main floor boasts soaring 16' ceilings, warm laminate flooring, and a large formal dining room highlighted by built-in cabinetry, a wall of glass panels, and a stunning double-sided gas fireplace shared with the expansive living room. The kitchen is both stylish and functional, showcasing updated stainless steel appliances (2022), rich cafe au lait cabinetry, a massive pantry, and loads of counter space. Step out onto the sunny south-facing deck (freshly painted) with a gas BBQ hookup, overlooking a good-sized backyard with alley access—perfect for easy yard work or additional parking options. The fully finished basement offers even more living space with a large L-shaped rec room, 4th bedroom, full bathroom, and a huge enclosed storage area in addition to storage in the mechanical room. Additional upgrades and features include: New shingles, some siding, and eavestroughs (May 2025). New garage door coming soon. Central vacuum with new vac head and built-in floor dustpans. Durable PEX plumbing throughout. Convenient #116 express bus to downtown—just across the street (approx. 30-minute ride). Don't miss this incredible opportunity to own a one-of-a-kind, ...

Recreational, Games room 27.17 Ft x 17.17 Ft

Bedroom 13.67 Ft x 10.83 Ft

Other 8.42 Ft x 10.42 Ft

Storage 27.33 Ft x 6.58 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft

Dining room 17.08 Ft x 13.00 Ft

Foyer 19.75 Ft x 7.08 Ft

2pc Bathroom 5.17 Ft x 7.08 Ft

Primary Bedroom 16.50 Ft x 13.00 Ft

Bedroom 11.83 Ft x 8.92 Ft

Bedroom 12.25 Ft x 10.08 Ft

Bonus Room 18.83 Ft x 17.83 Ft

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Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

RE/MAX

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

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Living room 17.08 Ft x 15.92 Ft

Kitchen 11.00 Ft x 14.42 Ft

Breakfast 11.00 Ft x 10.25 Ft

5pc Bathroom 11.83 Ft x 10.00 Ft

4pc Bathroom 11.83 Ft x 5.25 Ft

Laundry room 5.92 Ft x 5.17 Ft