



## 11899 Coventry Hills Way Calgary Alberta

\$640,000

Walk into a foyer that has amazing scale & access to the attached garage, upper AND lower levels! This is one of the most unique layouts you will walk into, boasting a wide open concept with VAULTED CEILING & natural light flooding the main floor from one end to the other! Your kitchen is functional boasting a large pantry, plenty of counter space, garburator(to be installed) & an island - an entertainer's dream or the perfect layout for a young family who always want to have sight of their kids! This level showcases gorgeous oak trim, main floor laundry and a clean 4 piece bathroom! Only a few steps up and you will find two bedrooms that exude character with their slanted ceilings & bright south facing windows! The LOWER LEVEL FEELS HUGE with its 9FT CEILINGS & a layout that allows for separate entertainment sections. This level also boasts another bedroom with access to the 3 piece bathroom & across the way is yet ANOTHER LAUNDRY ROOM! Dreaming of a pool table, foosball, gym or theatre space ? Dream it up & make it happen as you've got the space!! The possibilities are endless with this layout as shown in the virtually staged AI photos!! Your large deck hosts a direct gas line for your BBQ & is set up with storage underneath. Enjoy one of the largest, flat lots in Coventry Hills that has a fully fenced backyard and paved alley access!! This home has character, plenty of storage, AIR CONDITIONING & is ready for the next family to make memories in - and outside!! Book your showing before this opportunity is gone! \*\*Shingles, Eaves, Siding etc etc being replaced by insurance\*\* (id:6769)

4pc Bathroom 9.42 Ft x 5.08 Ft

Bedroom 8.33 Ft x 13.42 Ft

Bedroom 8.50 Ft x 15.25 Ft

3pc Bathroom 8.58 Ft x 5.00 Ft

Bedroom 12.08 Ft x 14.50 Ft

Recreational, Games room 26.08 Ft x 26.17 Ft

Storage 18.17 Ft x 11.42 Ft

3pc Bathroom 6.08 Ft x 8.67 Ft

Dining room 13.17 Ft x 12.67 Ft

Foyer 9.67 Ft x 8.92 Ft

Kitchen 13.83 Ft x 15.00 Ft

Living room 13.08 Ft x 15.17 Ft

Primary Bedroom 13.83 Ft x 15.33 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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