



## 196 Coventry Hills Drive Calgary Alberta

\$629,900

Welcome to this beautifully updated and fully finished 2-storey home located in the highly sought-after community of Coventry Hills! Ideally situated close to Nose Creek Middle School, Notre Dame High School, Cardel Place, public transit, and all major amenities, this home offers both convenience and lifestyle. Step inside to an inviting open-concept main floor featuring hardwood flooring, a cozy living room with a gas fireplace, and a well-appointed kitchen complete with maple cabinetry, a center island with raised eating bar, newer appliances, and a corner pantry. Upstairs, you'll find a spacious bonus room with soaring 12-ft ceilings and large windows that flood the space with natural light. There are three well-sized bedrooms on the upper level, including a generous primary retreat with a walk-in closet and full ensuite with soaker and separate shower. The fully finished basement—professionally completed in 2025—boasts a large family/games room and an additional full bathroom, offering excellent extra living space for a growing family or guests. Recent updates include a new roof (2024), brand-new carpet, and fresh paint throughout (2025). Outside, enjoy a large backyard, a spacious back deck for entertaining. The oversized double attached garage is insulated and offers ample space for storage and room for a workspace if desired. With over 2,200 sq ft of developed living space, this move-in-ready home combines comfort, functionality, and an unbeatable location. Don't miss your chance to call this incredible property home! (id:6769)

4pc Bathroom 9.08 Ft x 10.25 Ft

3pc Bathroom 5.50 Ft x 7.92 Ft

Family room 15.33 Ft x 23.67 Ft

Other 6.33 Ft x 8.50 Ft

Kitchen 15.08 Ft x 11.50 Ft

Dining room 6.33 Ft x 8.92 Ft

2pc Bathroom 4.50 Ft x 4.58 Ft

Laundry room 6.17 Ft x 8.50 Ft

Bonus Room 15.50 Ft x 12.92 Ft

Bedroom 11.33 Ft x 9.92 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 10.83 Ft x 8.92 Ft

Primary Bedroom 14.33 Ft x 10.92 Ft

Listing Presented By:



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