



254 Coventry Court Calgary Alberta

\$614,900

Please insure buyer is pre-approved for the mortgage before submitting offer. This home on a cul de sac is a 4 bedroom WALKOUT with over 2200 sq. ft. of living space, 3 full bathrooms, walking distance to 6 schools, a park and greenspace is a rare find. Upstairs you will find 3 good sized bedrooms and 2 full baths (ensuite), the main floor has beautiful high ceilings, hardwood floors, an open concept living room, a formal dining area, a kitchen with newer appliances and breakfast nook that has sliding doors that leads to a deck that is perfect spot for a BBQ. The 3rd level has a huge family room with gas fireplace, large 4th bedroom, 3rd full bath/laundry room and walks out to the quiet backyard, deck and garden. The 4th level has a rec. room which could be the perfect man-cave or playroom for kids. There is also an office for those who work from home and in the mechanical room there is a large capacity storage room. Along with being close to schools, this home is situated in close proximity to Vivo rec centre, library, movie theatre, North Pointe bus terminal, Sobeys, Superstore, many retail shops such as Winners, Home Depot, Canadian Tire, Michaels, Dollar stores, Petland, all major banks and many restaurants. There is easy access to Deerfoot and Stoney Trail and less than 20 minutes to YYC airport. Brand new shingles October 2024.Directions: (id:6769)

Bedroom 10.17 Ft x 9.00 Ft
Family room 20.92 Ft x 17.25 Ft
3pc Bathroom .00 Ft x .00 Ft
Office 8.42 Ft x 11.17 Ft
Recreational, Games room 14.92 Ft x 25.75 Ft
Kitchen 17.67 Ft x 11.67 Ft
Living room 20.25 Ft x 17.17 Ft

Dining room 11.83 Ft x 7.58 Ft
Bedroom 9.25 Ft x 9.92 Ft
Primary Bedroom 13.42 Ft x 11.33 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 11.17 Ft x 9.92 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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



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