



12633 Coventry Hills Way Calgary Alberta

\$625,000

Welcome to this well cared for 4 bedroom, 2.5 bathroom home in a fantastic family friendly location, close to schools, parks, shopping, and major routes for easy commuting. Step inside to a bright, open entryway filled with natural light, creating a warm and welcoming first impression. The main floor features beautiful hardwood flooring and a functional layout designed for everyday living. The kitchen connects seamlessly to the living and dining areas, making it perfect for both family time and entertaining. You'll appreciate the stainless steel appliances, great workspace, and easy flow throughout the main living space. Main floor laundry and a convenient 2-piece bathroom add extra practicality to daily routines. Upstairs you'll find three spacious bedrooms and two full bathrooms, providing plenty of room for a growing family. The primary bedroom features a vaulted ceiling, creating a bright and relaxing retreat. The second level also features durable luxury vinyl plank flooring. The developed basement adds valuable living space, complete with a fourth bedroom, making it ideal for guests, a home office, gym, or recreation room. Step outside and enjoy the south facing backyard, perfect for soaking up the sun. The deck is great for summer BBQs and relaxing evenings, and back lane access offers added flexibility. With neighbors set a bit farther away, the yard feels open and comfortable. This home has also been well maintained with a newer furnace, hot water tank, and roof, giving buyers added peace of mind. The location is hard to beat with quick access to Deerfoot Trail and Stoney Trail, making commuting around Calgary simple. The airport, shopping centres, transit hub, and VIVO recreation centre are all nearby. Families will love having multiple schools within walking distance, along with many walking paths, bike trails, and green spaces close by. A move-in ready home off...

Primary Bedroom 14.25 Ft x 11.58 Ft

Bedroom 12.83 Ft x 11.08 Ft

Bedroom 10.83 Ft x 10.25 Ft

Other 3.92 Ft x 1.83 Ft

4pc Bathroom 10.67 Ft x 9.17 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft

Foyer 6.08 Ft x 8.75 Ft

Kitchen 10.75 Ft x 14.00 Ft

Pantry 4.17 Ft x 4.25 Ft

Dining room 10.42 Ft x 13.92 Ft

Living room 11.17 Ft x 16.67 Ft

Other 4.92 Ft x 4.67 Ft

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Listing Presented By:



Originally Listed by:
Real Broker

<https://welcomehomeyc.ca/>

RE/MAX Realty Professionals

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Recreational, Games room 22.33 Ft x 13.17 Ft

Laundry room 7.83 Ft x 5.25 Ft

Furnace 24.00 Ft x 12.08 Ft

2pc Bathroom 5.42 Ft x 5.00 Ft

Bedroom 11.67 Ft x 10.33 Ft