



# 12774 Coventry Hills Way Calgary Alberta

\$614,900

Welcome to this beautifully maintained former show home in the heart of Coventry Hills, one of Calgary's most established and family oriented north communities. Known for its excellent schools, parks, playgrounds, walking paths, and convenient shopping, Coventry Hills offers the perfect setting for a family looking to put down roots. From the moment you arrive, the home welcomes you with attractive curb appeal and a warm, inviting presence. A new roof adds long term peace of mind, while the recently installed fence enhances both privacy and security, perfect for children and pets. Step inside and you are greeted by soaring ceilings and an abundance of natural light. Engineered hardwood flooring runs throughout the main level, adding warmth and durability, while the open concept layout creates a seamless flow for everyday family living and entertaining. The remodeled kitchen features stainless steel appliances, modern finishes, and generous prep space, perfect for busy mornings and family dinners alike. It is also equipped with a water filtration system, offering clean and convenient drinking water right at the sink. A convenient powder room and main floor laundry complete this thoughtfully designed level. Upstairs, you will find a bright bonus room with large windows and a cozy fireplace, an ideal space for movie nights, a kids' play area, or a relaxing retreat at the end of the day. The spacious primary bedroom offers a walk in closet and a private four piece ensuite. Two additional bedrooms and another full four piece bathroom provide comfortable space for children or guests. The fully finished basement adds even more flexibility with a large recreation room, perfect for a home gym, playroom, or entertainment space, along with a full bathroom and a well maintained mechanical room. The home also includes CENTRAL AC, ensuring comfort throughout the summer months. A cen...

Bonus Room 17.00 Ft x 12.17 Ft

Bedroom 10.17 Ft x 7.92 Ft

Bedroom 8.92 Ft x 9.17 Ft

Primary Bedroom 12.58 Ft x 10.92 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

4pc Bathroom 8.17 Ft x 5.42 Ft

4pc Bathroom 8.25 Ft x 5.00 Ft

Other 4.83 Ft x 4.92 Ft

2pc Bathroom 5.33 Ft x 5.08 Ft

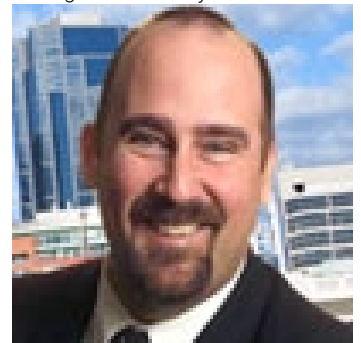
Laundry room 5.42 Ft x 3.08 Ft

Living room 13.92 Ft x 12.08 Ft

Kitchen 10.92 Ft x 9.67 Ft

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Listing Presented By:



Originally Listed by:  
CIR Realty

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**RE/MAX Realty Professionals**

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Recreational, Games room 20.33 Ft x 19.17 Ft

Dining room 10.67 Ft x 8.92 Ft

Furnace 8.92 Ft x 5.58 Ft