



# 13 Coville Gardens Calgary Alberta

\$519,000

Bright 2-Storey Home Facing Park | Quiet Cul-de-Sac ,SE Backyard and Finished Basement. Welcome to this inviting 2-storey family home in Coventry Hills, ideally located on a quiet cul-de-sac and facing a small park, offering a peaceful green view right from your front door. With 3+1 bedrooms, 2.5 bathrooms, and 1,750 sq. ft. of developed living space, this home is perfect for growing families. The main level features a bright and spacious living room with a cozy gas fireplace, charming bay window, and new vinyl plank flooring, creating a warm and welcoming atmosphere. The functional kitchen flows seamlessly into a well-sized dining area, ideal for everyday meals and family gatherings. Step outside to a large deck and expansive south-east facing backyard, beautifully landscaped with garden areas, back-lane access, and plenty of space for kids, pets, and summer entertaining. A convenient 2-piece bath completes the main floor. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with walk-in closet, along with a 4-piece main bathroom. The fully finished basement adds valuable living space, featuring a large recreation room, fourth bedroom, and a 3-piece bathroom combined with the laundry area—perfect for guests, teens, or a home office. Recent upgrades include New stove, new Class 4 roof shingles (Reduce the insurance deductible), new siding, eavestrough, and gutters, new vinyl plank flooring on the main level, new carpet in bedrooms, Fresh paint throughout. Hot water tank replaced in 2023. Located in family-friendly Coventry Hills, close to schools, parks, playgrounds, shopping, and transit, with quick access to Stoney Trail, Deerfoot Trail, and the airport. (id:6769)

Primary Bedroom 13.58 Ft x 10.83 Ft  
Bedroom 8.75 Ft x 7.33 Ft  
3pc Bathroom 8.50 Ft x 5.58 Ft  
Laundry room 5.58 Ft x 2.58 Ft  
Furnace 7.25 Ft x 5.42 Ft  
Recreational, Games room 17.92 Ft x 12.00 Ft  
2pc Bathroom 5.00 Ft x 4.92 Ft

Kitchen 8.92 Ft x .67 Ft  
Dining room 11.00 Ft x 11.00 Ft  
Living room 15.00 Ft x 12.58 Ft  
Bedroom 10.33 Ft x 8.83 Ft  
Bedroom 9.17 Ft x 9.08 Ft  
4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
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