



## 20 Coville Close Calgary Alberta

\$590,000

Welcome home to this 2 storey with 3 bedrooms and a fully finished basement. Upon entering the house, you find yourself in a cozy foyer with modern flooring that extends throughout the main level. There's a well-lit living room with large windows that allow natural light to flood the space and also keep an eye on the kids in the backyard. The living room seamlessly connects to a stylish open-concept kitchen. The kitchen features ample cabinet space, and a central island making it a perfect spot for casual dining and entertaining. Adjacent to the kitchen, there's a spacious dining area with a door that opens to the backyard, creating a seamless transition between indoor and outdoor living spaces. A convenient powder room is tucked away on this floor for guests. Heading upstairs, you'll find three comfortable bedrooms, each with its own unique character. The primary bedroom is generously sized and features a walk-in closet and an en-suite bathroom with a luxurious bathtub and a separate shower. The two additional bedrooms are perfect for children, guests, or home offices, and they share a well-appointed bathroom with modern fixtures. The finished basement adds valuable living space to the house. It can serve as a versatile area, ideal for a family room, home theater, or a home gym. The basement also includes extra storage space to keep the house organized and clutter-free. One of the standout features of this property is its prime location just one house away from the playground. Families with children will appreciate the convenience of having a safe and fun recreational area within walking distance. It provides a perfect spot for kids to play and socialize, fostering a strong sense of community among the neighbors. Schools and shopping is all fairly close by so come by and take a look today before it's gone. (id:6769)

4pc Bathroom 7.08 Ft x 8.75 Ft

4pc Bathroom 10.58 Ft x 8.42 Ft

Other 8.83 Ft x 10.33 Ft

Bedroom 11.25 Ft x 10.33 Ft

Primary Bedroom 13.67 Ft x 14.50 Ft

Bedroom 8.83 Ft x 10.33 Ft

2pc Bathroom 6.33 Ft x 4.67 Ft

Family room 13.42 Ft x 11.08 Ft

Recreational, Games room 21.75 Ft x 14.33 Ft

2pc Bathroom 4.83 Ft x 5.33 Ft

Dining room 9.42 Ft x 11.92 Ft

Kitchen 14.58 Ft x 13.67 Ft

Living room 18.17 Ft x 16.92 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

<http://www.tarkan.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca