

**13076 Coventry Hills Way NE
Calgary, Alberta****MLS # A2227579****\$750,000**

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,351 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NA

Welcome to this exceptionally clean and well-maintained family home, hitting the MLS for the very first time! With over 3,200 square feet of thoughtfully designed living space, this 4-bedroom, 4-bathroom home offers a rare combination of comfort, style, and functionality. Upstairs, you'll find a bright and airy bonus room with built-in desk/workstation, perfect for working or studying from home. The upper level also features a convenient laundry room with a new washer and dryer (2023), three generously sized bedrooms all with ceiling fans, and two full bathrooms. The main bath includes built-in shelving and plenty of drawer space, while the spacious ensuite offers abundant counter space and additional storage. The main floor boasts soaring 16' ceilings, warm laminate flooring, and a large formal dining room highlighted by built-in cabinetry, a wall of glass panels, and a stunning double-sided gas fireplace shared with the expansive living room. The kitchen is both stylish and functional, showcasing updated stainless steel appliances (2022), rich cafe-style cabinetry, a massive pantry, and loads of counter space. Step out onto the sunny south-facing deck (freshly painted) with a gas BBQ hookup, overlooking a good-sized backyard with alley access—perfect for easy yard work or additional parking options. The fully finished basement offers even more living space with a large L-shaped rec room, 4th bedroom, full bathroom, and a huge enclosed storage area in addition to storage in the mechanical room. Additional upgrades and features include: New shingles, some siding, and eavestroughs (May 2025). New garage door coming soon. Central vacuum with new vac head and built-in floor dustpans. Durable PEX plumbing throughout. Convenient #116 express bus to downtown—just across the street (approx. 30-minute ride). Don't miss this

incredible opportunity to own a one-of-a-kind, move-in-ready home with thoughtful updates and timeless charm! Just a short walk to Nose Creek middle school and the new North Trail public high school & also walkable to 4 other schools. Easy access to Stoney Trail, Deerfoot Trail & the airport. Close to lots of retail shops, restaurants, library/Vivo rec. centre, movie theatre, North Pointe transit hub, Superstore, Sobeys, Canadian Tire, Starbucks, Tim Hortons and many more.