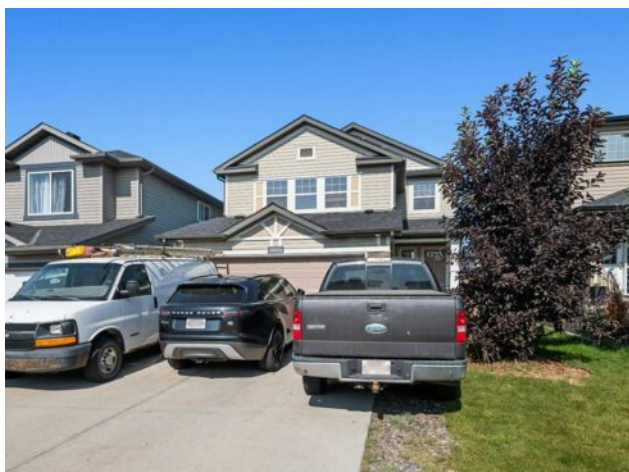


13111 Coventry Hills Way NE
Calgary, Alberta

MLS # A2254864

\$749,999



Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Recessed Lighting, Soaking Tub, Tankless Hot Water, Wired for Sound		

Inclusions: N/A

OPEN HOUSE: Sunday, September 7 @ 1:00 pm - 4:00 pm! Welcome to this beautifully maintained and spacious home in the heart of Coventry Hills — offering over 2500 sqft of developed living space with the freshly developed basement and added bathroom; blending comfort, convenience, and low-maintenance living — all in a fantastic family-friendly and accessible location close to schools, parks, and every amenity you need. Featuring 3 bedrooms, 3.5 bathrooms, an oversized 20x24 double garage (yes, it fits a truck!) with an added heater - on top of the three car parking pad, there's room for everyone to spread out and settle in. Step inside to find a bright and open-concept modern main floor with a cozy living area with a fireplace & built in speakers, lots of light, and a beautiful kitchen featuring stainless steel appliances, a gas stove, large island, and plenty of cabinetry. The open layout flows seamlessly into the dining and living areas — perfect for entertaining or family nights in. Upstairs, you'll find a spacious and functional layout — including a large primary bedroom with a private ensuite and two generous secondary bedrooms. While the fully finished basement includes a full bath and additional bonus room! Enjoy the 12x12 composite deck with gas BBQ hookup in the backyard, underground sprinklers, and an artificial turf — perfect for relaxing or entertaining with zero hassle. Reach out to book a showing or with any questions!