270 Coventry Court NE
Calgary, Alberta

MLS # A2201920

$645,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,445 sq.ft.	**Age:**	2000 (25 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood	**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, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Freshly Painted, New Carpet Stunning 2-storey home offering over 1,950 sq. ft. of beautifully developed living space. The inviting vaulted entry with gleaming hardwood floors leads into the spacious main living areas. The large great room, featuring a cozy fireplace, flows seamlessly into the kitchen, which boasts ample counter space, a corner pantry, and a generous dining nook. French doors with retractable phantom screens open to a meticulously landscaped yard. The main floor also includes a convenient powder room and a separate mud/laundry room with access to the garage, which is equipped with its own gas line and hot/cold water taps. Upstairs, you'll find three spacious bedrooms, including the primary suite with his-and-hers closets and a private 4-piece ensuite. An additional full bathroom completes this level. The finished basement offers a fantastic entertainment space, featuring a large family room, a dedicated area for a pool table or home office area, and a third full bathroom. The sunny, pie-shaped yard is beautifully landscaped for low maintenance and includes a large deck with privacy screening. Ideally located across from a park, pathway, and just minutes from amenities, this home is a must-see! Call your favourite REALTOR today to book a private viewing.