



## 780-978-5674

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## 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.