

12982 Coventry Hills Way NE  
Calgary, Alberta

MLS # A2242542



## \$629,999

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Level, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** n/a

OPEN HOUSE SAT. JULY. 26. 2025- 2-6pm. Everyone is welcome. Welcome to 12982 Coventry Hills Way N.E. A beautiful 1780+ SQFT home that shows 10/10 is sitting on a huge lot is ready to be called "HOME" from a new family. This immaculate 3 bedroom, 2.5 bathrooms, two storey located close to all amenities in Coventry Hills offers a nice open entry that leads to the cozy great room with a gas fireplace and has a new flooring. Great working kitchen that has lots of room to move, eating bar, corner pantry, stainless steel appliances with a gas stove and a dining area with sliding doors that opens up to the sunny south deck and a backyard. Upstairs we have a large and bright bonus room with lots of windows and pot lights. 3 GREAT sized bedrooms with the large and bright master having a sitting area in it, ensuite bath with large shower and walk in closet. Other 2 bedrooms with their own common bathroom . Great potential basement awaits your creativity. Drywalled and insulated double car attached is an asset in winters. Other upgrades include: air conditioning, water softener, outside gas line for BBQ, Fire pit, matured trees, Low maintenance yard has a great deck in the backyard. Call now to view this home. You won't be disappointed. Please ensure to CHECK OUT THE 3D TOUR.