

85 Coventry Hills Drive NE

Calgary, Alberta

MLS # A2211100



\$684,900

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV over the fireplace		

Welcome to this bright and spacious 4-bedroom, 4-bathroom home in vibrant Coventry—steps from parks, schools, and daily amenities. Enjoy the PARK ACROSS THE STREET with basketball courts and winter skating. The OPEN CONCEPT main floor features HARDWOOD FLOORS, NEW PAINT, a large living room, kitchen with EATING BAR and pantry, dining nook, laundry and a 2-piece bath. Upstairs offers a primary suite with ensuite and massive walk-in closet, plus two more roomy bedrooms. The fully finished basement, with its own covered SEPARATE ENTRANCE, boasts an upgraded EXECUTIVE SUITE with fireplace, wet bar, office nook, large bedroom with a DRESSING ROOM, and a 3-piece bath. Recent exterior updates include a NEW ROOF, SIDING, EAVES and DOWNSPOUTS. Relax on the MULTI-LEVEL COMPOSITE DECK or the charming WRAP-AROUND PORCH. The CEDAR-FENCED backyard and OVERSIZED DOUBLE GARAGE complete this move-in-ready gem. Book your showing today!