

# \$679,900 - 12533 Coventry Hills Way Ne, Calgary

MLS® #A2204184

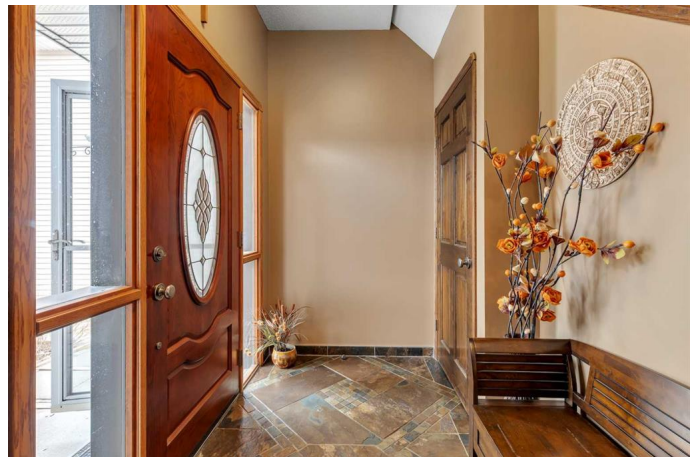
**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,645 sqft

Residential on 0.10 Acres

Coventry Hills, Calgary, Alberta

Pride of ownership is so evident on this custom built Crossly home with A/C that is loaded with high end updates as it hits the market for the first time ever! This pride of ownership is proven with a freshly cleaned & serviced furnace/ducts and a pre-listing home inspection paid for by the seller and performed by a professional home inspector. Upstairs there are 3 good sized bedrooms, 2 full bathrooms with heated travertine natural stone & cobblestone flooring and a work station/desk nook. All 3 bedrooms have walk-in closets and solid pine wood doors with a walnut stain. The main floor kitchen will surely impress with it's heated natural stone slate flooring, honey onyx backsplash, magma gold/black granite countertops, induction stove & convection microwave. The living room has beautiful imperial walnut engineered hardwood floors & a gas fireplace. The basement is developed with a large recreation room, Napoleon gas fireplace, a hidden mechanical room and there is roughed-in plumbing to easily add a bathroom. All slate flooring in kitchen, main level hall, foyer, powder room, laundry room and upstairs bathrooms is heated. New class 4 shingles with transferrable warranty, siding and eavestrough on this house. Also new shingles on the 10 x 10 shed (with 8' ceiling) in the backyard which has electricity. Paved alley access to RV parking which fits a 26' trailer and has a double wide gate. The garage is 19.2 x 23' with an 8' high door, heated and can fit a Ford F-350. All poly-b was replaced with



PEX piping in 2017. New humidifier 2023. This home has central vac with dust pans in the kitchen and laundry room. The stairs have new (2022) built-in dimmable lights as well as the ensuite shower and under sink. Fresh paint summer of 2024. South facing backyard will be greatly enjoyed in the summer during BBQ season.

Built in 1997

**Essential Information**

MLS® #	A2204184
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,645
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	12533 Coventry Hills Way Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4R8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, RV Access/Parking, Alley Access, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, Walk-In Closet(s), Central Vacuum, Granite Counters, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge, Freezer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Landscaped, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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