

**12650 Coventry Hills Way NE**  
**Calgary, Alberta**

**MLS # A2267979**



**\$629,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

This immaculate 4 level split front garage home sitting on a corner lot, you will have plenty of parking and are near several schools. The home feels bright and lofty due to the open concept design and vaulted high ceilings. This home features lots new upgrades in the past 2 years including Luxury Vinyl Plank flooring throughout and new kitchen impresses with stainless steel appliances, new central island and vaulted ceilings. The upper level has 3 generously sized bedrooms all with their own ceiling fans. The master bedroom designed a new 4pc bathroom and a full wall wardrobe in 2023. The main sitting area downstairs has a beautiful gas fire place and plenty of room for all your furniture. The fourth bedroom with a 3pc bathroom upgrade in 2024. The lowest level features a large recreation room which renovated in 2025. The house Located in the quiet and friendly neighborhood of Coventry Hills, you will have a large back yard and plenty of nearby parks to enjoy the outdoors.