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71 Coverton Mews NE
Calgary, Alberta

MLS # A2340255



$795,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,641 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	4	**Baths:**	2 full / 2 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Heated Garage, Insu		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Greenbelt, Landsca		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Security system

The Coventry Hills home you’ve been waiting for has arrived! Welcome to this beautifully maintained walk-out pie-shaped lot backing directly onto a nature reserve, tucked away on a quiet street in one of Coventry Hills’ most desirable locations. This solidly built home offers an incredible combination of indoor living space, outdoor privacy, and exceptional garage and storage options—including an attached double garage plus a massive heated, insulated detached triple garage. From the moment you step inside, the bright and welcoming entryway leads into a spacious living room featuring a charming corner tiled fireplace and large windows overlooking the expansive, private backyard and peaceful nature reserve beyond. The well-appointed kitchen is ideal for both everyday living and entertaining, featuring upgraded stainless steel appliances, granite countertops, abundant cabinetry, a corner pantry, and a large centre island. Just off the kitchen, the bright dining area provides direct access to the covered 12.8' x 11.8' balcony, creating a wonderful space to enjoy your morning coffee or take in the views. A convenient 2-piece powder room and access to the attached double garage complete the main level. Upstairs, the spacious primary bedroom features west-facing bay windows and plenty of room to relax. The large 4-piece ensuite includes a generous walk-in closet. Two additional well-sized bedrooms, both overlooking the beautiful backyard, share another 4-piece bathroom. The fully developed walk-out basement provides even more living space with a massive family room complete with fireplace and bar, an additional bedroom, a large laundry area, and a convenient 2-piece bathroom. The back doors lead directly to the patio and spectacular landscaped yard. The backyard is truly something special. Surrounded by mature fruit

trees, colourful flowers, lush landscaping, and a charming garden, this private outdoor space feels like your own personal oasis. An additional deck beside the garage provides another fantastic area for entertaining family and friends. There is also a storage shed for all your gardening and outdoor equipment. And then there’s the detached garage—a rare find in the city! Measuring approximately 30'11" x 24'11", it features a 5' x 12' pitch roof that creates an impressive 8' x 32' attic storage area. The garage is fully heated and insulated with 220V wiring, making it ideal for a workshop, hobbyist, additional vehicles, or simply an abundance of storage. The fully paved alley provides straight drive-in access, making loading and unloading exceptionally convenient. Location is another major highlight. Nestled in one of Coventry Hills’ most walkable and sought-after areas, this home is close to five schools, shopping, the public library, Vivo Recreation Centre, a movie theatre, parks, and scenic walking paths. Commuters will appreciate quick access to Deerfoot Trail. This is a wonderful property!

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