

# \$750,000 - 13076 Coventry Hills Way Ne, Calgary

MLS® #A2227579

**\$750,000**

4 Bedroom, 4.00 Bathroom, 2,351 sqft

Residential on 0.10 Acres

Coventry Hills, Calgary, Alberta

Welcome to this exceptionally clean and well-maintained family home, hitting the MLS for the very first time! With over 3,200 square feet of thoughtfully designed living space, this 4-bedroom, 4-bathroom home offers a rare combination of comfort, style, and functionality. Upstairs, you'll find a bright and airy bonus room with built-in desk/workstation, perfect for working or studying from home. The upper level also features a convenient laundry room with a new washer and dryer (2023), three generously sized bedrooms all with ceiling fans, and two full bathrooms. The main bath includes built-in shelving and plenty of drawer space, while the spacious ensuite offers abundant counter space and additional storage. The main floor boasts soaring 16' ceilings, warm laminate flooring, and a large formal dining room highlighted by built-in cabinetry, a wall of glass panels, and a stunning double-sided gas fireplace shared with the expansive living room. The kitchen is both stylish and functional, showcasing updated stainless steel appliances (2022), rich café au lait cabinetry, a massive pantry, and loads of counter space. Step out onto the sunny south-facing deck (freshly painted) with a gas BBQ hookup, overlooking a good-sized backyard with alley access—perfect for easy yard work or additional parking options. The fully finished basement offers even more living space with a large L-shaped rec room, 4th bedroom, full bathroom, and a huge enclosed storage area in addition to storage in the



mechanical room.  
Additional upgrades and features include:  
New shingles, some siding, and eavestroughs (May 2025). New garage door coming soon.  
Central vacuum with new vac head and built-in floor dustpans. Durable PEX plumbing throughout. Convenient #116 express bus to downtownâ€”just across the street (approx. 30-minute ride). Donâ€™t miss this incredible opportunity to own a one-of-a-kind, move-in-ready home with thoughtful updates and timeless charm! Just a short walk to Nose Creek middle school and the new North Trail public high school & also walkable to 4 other schools. Easy access to Stoney Trail, Deerfoot Trail & the airport. Close to lots of retail shops, restaurants, library/Vivo rec. centre, movie theatre, North Pointe transit hub, Superstore, Sobeys, Canadian Tire, Starbucks, Tim Hortons and many more.

Built in 2008

**Essential Information**

MLS® #	A2227579
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,351
Acres	0.10

Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	13076 Coventry Hills Way Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6C1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	15
Zoning	R-G

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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