

# \$639,900 - 12666 Coventry Hills Way Ne, Calgary

MLS® #A2252389

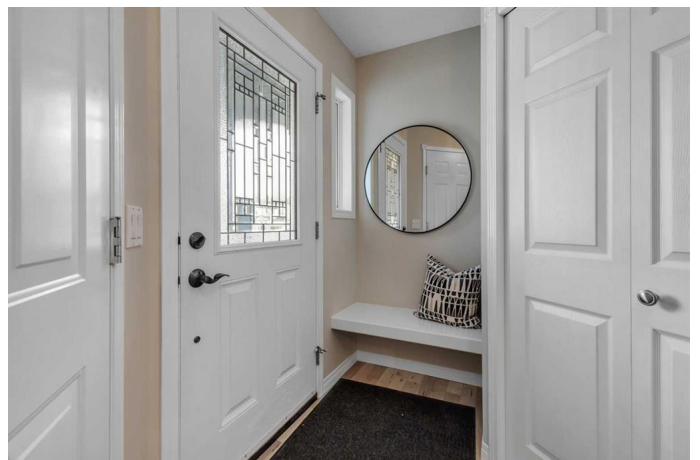
**\$639,900**

3 Bedroom, 4.00 Bathroom, 1,651 sqft

Residential on 0.10 Acres

Coventry Hills, Calgary, Alberta

Welcome to your new home! Step into this beautifully maintained 2-storey gem in the heart of desirable Coventry Hills! Offering over 2,300 sq. ft. plus a fully finished basement, this 3-bedroom, 3.5-bath home is move-in ready! From the moment you walk in, you'll be captivated by the bright, open-concept layout with an abundance of natural light streaming through the LARGE WINDOWS THROUGHOUT the home. Enjoy peace of mind for years to come with a new roof (summer 2025), newer hot water tank (Sept. 2021), newer furnace (Sept. 2021), fresh new paint, new carpets, and stunning hardwood floors. The bright kitchen features stainless steel appliances, ample counter space, and a spacious dining nook surrounded by windows, with direct access to your oversized deck and fully landscaped backyard – perfect for family gatherings, entertaining and summer BBQs. Upstairs you'll find three generous bedrooms including a massive primary suite with extra windows, a walk-in closet, and a spa-inspired ensuite where you can relax and recharge. The lower level is an entertainer's dream with a feature rock wall, built-in TV/speaker niches, games/media area/family room, full bathroom, and the ultimate man cave vibe. Additional highlights include CENTRAL A/C, exterior roll shutters for comfort and efficiency, and a front Double-attached garage. Perfectly situated only steps from parks, top-rated schools, playgrounds, scenic pathways, shopping,



VIVO Centre, library, transit, and with quick access to Stoney Trail, this home offers both convenience and lifestyle and has many beautiful features! Don't miss your chance to make it yours! This home truly checks every box for location, lifestyle, and value!!

Built in 1999

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252389    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,651       |
| Acres          | 0.10        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 12666 Coventry Hills Way Ne |
| Subdivision | Coventry Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 4Z9                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------|
|                 | Open Floorplan                                                                              |
| Appliances      | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                                                                  |
| Cooling         | Central Air                                                                                 |
| Fireplace       | Yes                                                                                         |
| # of Fireplaces | 1                                                                                           |
| Fireplaces      | Gas                                                                                         |
| Has Basement    | Yes                                                                                         |
| Basement        | Finished, Full                                                                              |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Other                                                                          |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Vinyl Siding, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 50                |
| Zoning         | R-G               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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