



GRASSROOTS
REALTY GROUP

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211 Covepark Green NE
Calgary, Alberta

MLS # A2220795



\$579,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Very RARE to find a home at this price point with a bonus room! Upstairs are 3 good sized bedrooms with laminate flooring , a full bathroom and a bonus room with laminate flooring and 4 large windows it is a perfect place to entertain or watch a family movie. The main floor has a dining area, a gas fireplace in the living room and well-designed kitchen with an island, and the central vac floor dust pans are located underneath the sink cupboard as well as in the laundry room/2 pce bathroom underneath the vanity. The basement is undeveloped so you can design it exactly as you want. It has roughed-in plumbing, 2 windows (1 is egress) and PEX piping. The backyard is south facing for lots of sunshine. Gas lines are set up for the stove and dryer and roughed-in for the BBQ. Amazing location on a quiet street 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. 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. Newer garburator, dishwasher, washer/dryer, hot water tank & water softener. Furnace was cleaned & serviced Jan. 2024. PEX piping.