



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

112 Covington Rise NE
Calgary, Alberta

MLS # A2222170



\$579,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,234 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: Central Vac System & attachments (as is)

Welcome to Your Upgraded Retreat in Coventry Hills This thoughtfully updated detached home sits on a quiet street in the heart of Coventry Hills — a perfect place for young families, first-time buyers, or savvy investors. With over 1,600 sq. ft. of living space, a functional layout, and nearly \$28,000 in recent upgrades, this is a rare opportunity you won't want to miss. Bright, Comfortable Living Step inside to find a spacious and sun-filled living room with a charming bay window and brand-new 2024 luxury vinyl plank flooring and paint. The kitchen, tucked away from the living room for privacy and reduced cooking odour, features white cabinetry, stainless steel appliances, a modern backsplash, and ample dining space that opens directly to a southeast-facing deck — perfect for summer BBQs. Functional Main Floor The smartly designed 2-piece powder room includes a main-floor laundry setup for convenience. Upstairs: Restful Retreats The spacious primary bedroom features a walk-in closet and cheater access to a bright 4-piece bathroom with a soaker tub and full tile surround. Two additional bedrooms complete the upper level, offering flexibility for family living or a home office setup. Basement Bonus Space The finished basement includes a family room, two bonus rooms (non-egress), and a flexible open area for a kids's playroom, gym, or storage. Outdoor Living & Parking Enjoy a sunny and fully fenced backyard with a large southeast-facing deck, plus a detached oversized double garage and a concrete parking pad for added convenience. Recent Upgrades You'll Appreciate •2022 Full Replacement of Poly-B Plumbing •2024 Luxury Vinyl Flooring & Fresh Paint Throughout •2025 New Shingles, Eavestroughs & Downspouts (on both home & garage) ‐ with 15-year warranty •Professional Carpet and Furnace

Cleaning (2025) • ? Modern Light Fixtures & Updated Backsplash Prime Location with Everyday Convenience This home is minutes away from Coventry Hills School, Nose Creek School, and North Trail High School, with Country Hills Village Plaza, restaurants, grocery stores, VIVO Health Center and library just around the corner. Quick access to Stoney Trail, Deerfoot Trail, and YYC Airport (less than 15 minutes!) makes commuting a breeze. _____ Don't miss your chance to own a solid, well-cared-for home with quality upgrades in a family-friendly neighborhood. Book your private showing today!