



GRASSROOTS
REALTY GROUP

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12 Covepark Close NE
Calgary, Alberta

MLS # A2223698



\$574,500

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	950 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Off Street, Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Storage		

Inclusions: All window coverings, security system

Welcome to this custom-built home nestled on a quiet street in the highly sought-after community of Coventry Hills. This FULLY finished 1800 sq ft bi-level boasts 3 bedrooms and 2 baths making it ideal for 1st time homeowners and families. Inside, you'll find an open-concept layout with a sun-filled living room, dining area, and kitchen featuring hardwood floors with vaulted ceilings throughout. The kitchen is complete with newer stainless-steel appliances, ample cupboard and counter space. Just off the bedroom is easy access to the deck—perfect for summer BBQs (natural gas hook-up) and enjoying the spacious backyard with tiered deck and enclosed lower covered sitting area. Downstairs, the fully developed basement offers a generous family room, one bedroom with double closets, a 3-piece bathroom and storage room as well as laundry. The backyard features immaculate landscaping, a fully fenced perimeter, w/ a garden shed (under the deck), spacious covered deck offering north exposure. Flower/garden boxes, perennials, shrubs and mature make this space feel like "HEAVEN". A short 5-minute drive to the public library, Superstore, Home Depot, Canadian Tire, Landmark Cinemas and schools. Even better is quick access to Stoney Trail, Deerfoot Trail, Country Hills Golf Club, Nose Creek Pathway, Nose Hill Park & the airport. Call your favourite realtor to view!