



GRASSROOTS
REALTY GROUP

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280 Covepark Rise NE
Calgary, Alberta

MLS # A2226630



\$639,500

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions:	Dishwasher, Refrigerator, Washer, Dryer, Range hood, Electric Stove, Window Coverings, TV Wallmount-Main Living Room
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OPEN HOUSE: Sunday, July 6, 1:30 PM - 4:00 PM. Discover the perfect blend of style and comfort in this beautifully RENOVATED 2-Storey home in Coventry Hills. Freshly PAINTED, this home features a DOUBLE FRONT-ATTACHED GARAGE and NEW SHINGLES. Inside, LUXURY VINYL PLANK FLOORING flows seamlessly throughout the main level and staircase, setting a contemporary tone. The OPEN-CONCEPT main floor is filled with NATURAL LIGHT and showcases numerous UPGRADES. Gather around the cozy GAS FIREPLACE in the living room, or create culinary magic in the chef-inspired kitchen—complete with STAINLESS-STEEL APPLIANCES, elegant QUARTZ COUNTERTOPS, pristine WHITE CABINETRY with UNDER-CABINET LIGHTING, a CHIC BACKSPLASH, and a CENTRAL ISLAND adorned with PENDANT LIGHTS. An abundance of POT LIGHTS enhances the inviting atmosphere throughout. The powder room is discreetly tucked away for added privacy. Upstairs, you’ll find the 3 spacious bedrooms, including a serene primary suite with a private EN-SUITE BATH. The spacious and bright BONUS ROOM is perfect for a home office, media lounge, or playroom. The unfinished basement is a blank canvas with a ROUGH-IN for future bathroom plumbing, offering the potential to customize and expand your living space. Outside, enjoy a fully FENCED backyard with a DECK—ideal for summer gatherings—and BACKLANE ACCESS for added convenience. This home is close to schools, parks, playgrounds, VIVO Rec Centre, restaurants, shopping, and offers quick access to public transit, Deerfoot Trail, Stoney Trail, and Calgary International Airport. Schedule your private showing today and experience the exceptional value and versatility this home has to offer.

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