



**GRASSROOTS**  
REALTY GROUP

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**346 covecreek Circle NE**  
**Calgary, Alberta**

**MLS # A2229536**



**\$369,800**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to Your Exquisite Townhouse in Sought-After Coventry Station Discover refined living in this impeccably maintained townhouse nestled in the vibrant and well-loved community of Coventry Station. Bathed in natural light thanks to expansive windows and an open-concept layout, this home offers an inviting and spacious atmosphere from the moment you enter. The main level exudes sophistication, showcasing rich hardwood floors and luxurious granite countertops in both the kitchen and bathrooms. The gourmet kitchen is thoughtfully appointed with sleek dark cabinetry, gleaming stainless steel appliances, and ample space for culinary creations or entertaining guests. Just off the kitchen, step onto a charming deck that overlooks back green space. Upstairs, retreat to the generously sized primary suite, complete with a 3-piece ensuite and a walk-in closet. A second bedroom also offers a walk-in closet and enjoys access to its own full 4-piece bath. The upper floor is completed by a dedicated laundry area and an additional storage closet, ensuring functionality blends seamlessly with comfort. The lower level with extra storage space—as well as a single attached garage for added convenience. Perfectly positioned with quick access to both Deerfoot and Stoney Trails, and just minutes from a wealth of shopping, dining, and amenities, this home truly offers the best of comfort, convenience, and character. Don't miss the opportunity to make this exceptional property your own. All hail damage will be addressed by the condo board, including replacement of all broken windows, siding, and the roof. the special assessment was paid by the owner.