



GRASSROOTS
REALTY GROUP

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21 Coverton Heights NE
Calgary, Alberta

MLS # A2230532



\$695,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,251 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	Bar, Built-in Features, Closet Organizers, Dry Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge in basement, Awning (as is)		

JOIN US AT OUR OPEN HOUSE SATURDAY JUNE 21st 12:00-3:00PM* Here is the one you have been waiting for! A fully renovated bungalow on a quiet cul-de-sac backing South onto a park/playground with natural reserve and walking trails at the end of the street. With over 2300 sq ft of living space this well laid out floorplan features 4 large bedrooms, 3 full bathrooms, and even a workshop/storage room. As you enter the beautifully designed home you are greeted by new vinyl plank flooring throughout and big windows letting in tons of natural light. Stunning spacious living room with feature wood panel wall, floor to ceiling tile faced gas fireplace, and custom welded art deco railing. Chefs dream kitchen with Kendal Charcoal cabinetry, Alaskan River quartz counters, brand new stainless-steel appliances, beveled white subway tile, under mount sink, corner pantry, and large center island. Open to the spacious dining room with custom built coffee bar and sliding doors out to the large deck with ramp into the sunny SW backyard looking onto playground. Perfect spot to enjoy the hot summer days while watching your kids play! Good sized master bedroom with spa-like ensuite bathroom draped in crisp tile and quartz with corner jetted tub, separate double shower, and walk-in closet. A large second bedroom with adjoining full 4-piece bathroom and laundry area complete the main floor. Head down to the newly designed rec room/family room with custom built bar area, great for entertaining, movie room, games room, or man cave! Two huge additional bedrooms and another full 4-piece bathroom for all your needs. And a large workshop/storage room with built in shelving. Other improvements include: No Poly B - All Pex Plumbing - Brand New Shingles, Eavestroughs, Facia, and Siding - Brand New Hot Water Tank - Freshly Painted Decks - and more. All that is left to do is move

in and enjoy! All of this located in a prime location with no neighbors behind, backing onto a park, steps to walking trails and reserve, surrounded by schools, shopping, and restaurants. Quick access out to Country Hills Blvd, Stoney Trail, Deerfoot Trail, and minutes to the airport making getting around a breeze! This property is a must see!