



**GRASSROOTS**  
REALTY GROUP

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**120 Covehaven Terrace NE**  
**Calgary, Alberta**

**MLS # A2231852**



**\$685,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,742 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this meticulously maintained detached home in the highly desirable community of Coventry Hills, proudly coming to market for the very first time! This family-friendly neighborhood offers excellent access to schools, parks, shopping, restaurants, transit, and major routes like Stoney and Deerfoot Trail—making it an ideal choice for both families and long-term homeowners. Upstairs, you’ll find three spacious bedrooms and two full bathrooms, including a generous primary suite complete with a walk-in closet, soaker tub, and stand-up shower—your own private retreat. A bright bonus room adds flexible living space for a playroom, office, or media area. The main floor features a functional and well-kept kitchen with brand-new fridge and stove, along with an open-concept layout ideal for entertaining or family gatherings. The fully finished basement (developed with permits) adds tremendous value, featuring a large entertainment area, a full bathroom, and plenty of space for a home gym, guest room, or additional office. Step outside to the private backyard—perfect for summer barbecues or relaxing evenings. Key updates already completed include a new roof, siding, and gutters (2025) and hot water tank (2022), offering peace of mind and reducing future maintenance costs. Homes like this—with pride of ownership, thoughtful updates, and unbeatable location—don’t come up often. Book your private showing today!