



GRASSROOTS
REALTY GROUP

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46 Coverdale Way NE
Calgary, Alberta

MLS # A2232788



\$574,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	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, French Door, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: bathroom shelf in both bathrooms, shelf in upstairs, mounts, coat rack at landing, heater (gas) in garage, closet organizer

Location, location, location. This charming home is ideally situated close to an array of amenities, including walking paths, schools, parks, and a shopping centre that features grocery stores, theatres, restaurants, and a wide selection of shops. With quick and easy access to both Stoney Trail and Deerfoot Trail, commuting throughout the city is easy. Immaculately maintained, over 1600 sq ft of living space in this cozy home greets you with a welcoming front porch nestled along a beautiful tree-lined street. The large reverse pie lot provides generous space on both sides of the property, offering extra privacy and separation from neighbors. A paved back alley adds further distinction to this home. Step inside to a spacious foyer that opens into a bright and inviting living room. The kitchen offers plenty of cabinetry and plenty of space for a full-sized dining table. Laminate flooring on the main level. Half bath with laundry completes the main level. Enjoy the built in vacuum and attachments. Upstairs, there are three comfortable bedrooms, including a spacious master bedroom with a walk-in closet. The main 4 pce bathroom has been tastefully updated, and the freshly shampooed carpet throughout the upper floor gives a fresh, move-in ready touch. The fully finished basement expands your living space with a large recreation room, an additional bedroom, and another 4 -piece bathroom. Step outside from the kitchen onto a large deck with gas line, ideal for summer BBQing and outdoor gatherings. The backyard is fully fenced with fresh sod, simple landscaping, and room to enjoy. A double detached heated, fully drywalled and insulated garage completes the package. Recent updates include brand new shingles installed just last week, fresh sod in the backyard, and new shingles and siding on both the house and garage to be completed through an insurance claim. The deck has

been freshly painted, and the home shows pride of ownership throughout. This well-cared-for property offers comfort, functionality, and a prime location. A must-see and shows 10 out of 10!