



**GRASSROOTS**  
REALTY GROUP

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**46 covepark Rise NE**  
**Calgary, Alberta**

**MLS # A2236008**



**\$629,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** NONE

Welcome to this move-in ready 2-storey home in Coventry Hills, offering over 1,780 sq ft of well-planned living space. The main floor features durable hardwood and tile flooring, a cozy gas fireplace in the living room, and a functional kitchen with upgraded countertops, cabinets, and a walk-in pantry. A flexible front room provides options for a dining area, home office, or kids's playroom. Upstairs, discover a spacious bonus room filled with natural light, along with three bedrooms. The primary suite includes a walk-in closet and private ensuite with a soaker tub and separate shower. The upper-level laundry adds everyday convenience. The unfinished basement presents excellent potential for future development—whether as a recreation room, gym, or additional living area—tailored to your needs. Outside, the west-facing backyard is fully fenced with plenty of space for gatherings, gardening, or RV parking, with rear lane access for flexibility. Located within walking distance to Coventry Hills School, Nose Creek School, and North Trail High School, and just minutes from shopping, parks, and transit, this home combines everyday convenience with future growth potential.