36 Covecreek Mews NE
Calgary, Alberta

MLS # A2236305

$609,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,655 sq.ft.	**Age:**	2013 (12 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this BEAUTIFULLY UPGRADED and MOVE-IN READY FAMILY HOME in the desirable community of COVENTRY HILLS. This SOUTH-FACING property features a BRAND-NEW HAIL-RESISTANT ROOF (JUNE 2025), along with a STUCCO EXTERIOR, COVERED FRONT PORCH, CUSTOM WOOD-STAINED FRONT DOOR, and DOUBLE ATTACHED GARAGE. A BUILT-IN FIRE SUPPRESSION SYSTEM adds peace of mind. Step inside to a BRIGHT, OPEN-CONCEPT layout with 9’ CEILINGS, CENTRAL A/C, and plenty of NATURAL LIGHT. Recent interior updates (2025) include NEW CARPET, MODERN LIGHT FIXTURES, and UPDATED FAUCETS. The living room features a GAS FIREPLACE and opens to an EXPANDED DECK with BBQ GAS LINE, overlooking a FULLY FENCED BACKYARD—perfect for entertaining, kids, and pets. Upstairs includes a LARGE BONUS ROOM, two secondary bedrooms, a 4-PIECE BATH, and a PRIVATE PRIMARY SUITE with a WALK-IN CLOSET and 5-PIECE ENSUITE. UPPER-LEVEL LAUNDRY comes complete with a NEW FRONT-LOAD WASHER AND DRYER. Located near PUBLIC & CATHOLIC SCHOOLS, PARKS, TRANSIT, and major routes including STONEY TRAIL and DEERFOOT TRAIL, with SHOPPING and AMENITIES just minutes away. KEY FEATURES: NEW HAIL-RESISTANT ROOF (2025), GRANITE COUNTERTOPS, GAS STOVE, NEW STAINLESS STEEL APPLIANCES, CENTRAL A/C, NEW CARPET, FIRE SUPPRESSION SYSTEM, FRONT-LOAD LAUNDRY, EXPANDED DECK, and FULLY FENCED BACKYARD.