



GRASSROOTS
REALTY GROUP

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115 Covehaven Court NE
Calgary, Alberta

MLS # A2241318



\$520,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	933 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Dishwasher, Washer/Dryer, Electric Stove, Range Hood, Refrigerator, Air Conditioner, Window Coverings, Garage Door Opener(s)

This charming air-conditioned bilevel home is situated on a quiet street, ideally located in the desirable community of Coventry Hills. Step inside and you're greeted by airy vaulted ceilings, fresh paint and an open-concept main living space that feels both bright and comfortable. The kitchen features sleek stainless steel appliances (3 years old) and is anchored by a central island that offers ample prep space, seamlessly connecting to the dining area and living room, complete with a cozy gas fireplace. The spacious primary bedroom features a walk-in closet and plenty of natural light, while the second bedroom is generously sized and ideal for guests, kids, or a home office. A full 4-piece bathroom completes the main floor. Downstairs, the basement offers additional living space complete with an expansive recreation room. There's also a beautiful 3-piece bathroom with a steam shower, tile floors, and a laundry area. The storage room can easily be converted into a third bedroom. Outside, the backyard is lovely and you'll enjoy spending time this summer on the expansive vinyl deck or in the garden. The oversized detached double garage keeps your vehicles safe from the elements and provides a great space for tinkering. For peace of mind, the air conditioner is 5 years old, the furnace is only 3 years old, and new siding and a new roof are scheduled, ensuring the major elements of the home are taken care of for years to come. Whether you're downsizing, upsizing, or just searching for a place that feels like home, this one checks all the right boxes.