



**GRASSROOTS**  
REALTY GROUP

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**335 Covecreek Circle NE**  
**Calgary, Alberta**

**MLS # A2243525**



**\$390,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,391 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Landscaped, Low Maintenance Land		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 407

**LLD:** -

**Zoning:** M-1 d75

**Utilities:** -

**Inclusions:** N/A

Don't miss this opportunity! A RARE CORNER TOWNHOME backing onto the lush courtyard, this is one of the largest and most desirable units in Coventry Station. Featuring 2 bedrooms, 2 bathrooms, a flex room or home office, a private outdoor entrance, and an attached single garage, this unit offers the perfect blend of space, functionality, and privacy. The open-concept floor plan on the main level is perfect for family living, with hardwood flooring, and large windows that fill the space with natural light. The stylish kitchen is equipped with granite countertops, dark espresso cabinetry, and stainless steel appliances, and flows perfectly into the living and dining areas. Step out from here onto a spacious elevated deck overlooking the courtyard, ideal for relaxing, entertaining, or enjoying your morning coffee. Upstairs, the primary suite features stunning courtyard views, a walk-in closet, and a 3-piece ensuite with a walk-in shower. The second bedroom is generously sized and located next to a full 4-piece bathroom and a convenient upper-level laundry area. The ground-level flex room is perfect for a home office, gym, or creative space. It includes its own private outdoor entrance for added convenience, making it ideal for those who work from home or need extra privacy. This level also offers access to a lower patio area via stairs from the upper deck, expanding your outdoor living options. The attached single-car garage provides secure parking and additional storage. This pet-friendly complex (with board approval) features walkways, mature trees, peaceful green space, and inviting sitting areas with picnic tables and benches, plus a charming pergola for relaxing outdoors. Located in the heart of family-friendly Coventry Hills, you are only minutes from schools, parks, shopping, and the renowned Vivo Recreation Centre. With quick access to both Stoney Trail and

Deerfoot Trail, commuting across the city is easy and convenient. Call today for your private viewing!