

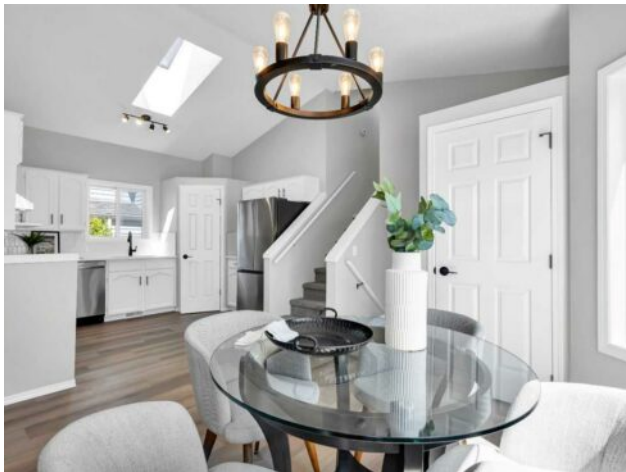


GRASSROOTS
REALTY GROUP

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14 Coverton Circle NE
Calgary, Alberta

MLS # A2244121



\$575,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,616 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier		

Inclusions: 2nd fridge, 2nd el.stove, 2nd dishwasher, shed

Step into comfort and style with this well-designed, fully finished home that offers space, privacy, and functionality for the whole family—plus the bonus of an illegal suite with separate entry and laundry! The main floor welcomes you with a cozy living room, bathed in natural light from a large window while still offering privacy. It flows seamlessly into a bright dining area—perfect for entertaining—and an expansive kitchen featuring ample cabinet space and a walk-in pantry for all your storage needs. Just off the dining area, a convenient laundry closet. Upstairs, prepare to be impressed by the generous layout and room sizes. The primary bedroom is a true retreat with a spa-inspired en-suite featuring a double vanity, tub, separate shower, and a large walk-in closet. Additional bedroom, a full bathroom, and a linen closet complete this ideal upper level. The lower two levels offer exceptional value with a fully finished illegal suite, including a brand-new custom kitchen with stainless steel appliances that opens to a welcoming living and dining area, complete with a corner fireplace. A bright bedroom with a large window is located on the same level. The bottom level includes a versatile family room/bedroom or flex space, a full bathroom, a dedicated laundry room, and access to a crawl space—ideal for extra storage. Whether you're looking for a multigenerational setup, mortgage helper, or rental potential, this home offers endless flexibility and comfort.