



GRASSROOTS
REALTY GROUP

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**120 Covepark Crescent
Calgary, Alberta**

MLS # A2244354



\$599,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Closet Organizers, Granite Counters, Pantry

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

Inclusions: N/A

Welcome to 120 Covepark Crescent! A Corner Lot Gem in Family Friendly Coventry Hills! This bright and spacious 4-bedroom, 3.5-bathroom home offers over 1,400 sq ft above grade, plus a fully finished basement. Perfect for growing families or those needing flexible space. Ideally situated on a sunny corner lot with mature trees enhancing the front and side yard, this property stands out with fantastic curb appeal. Step onto the large front porch, the perfect spot to relax with your morning coffee or unwind in the cool evening breeze. Inside, you'll be greeted by a warm and inviting colour palette that flows seamlessly throughout the home. The interior features updated hardwood flooring (2025), plush carpet (2025), and a welcoming, modern atmosphere. In the kitchen, enjoy new stainless steel appliances that make cooking both stylish and functional. The space is flooded by natural light, be sure to view during the day time! Upstairs, you'll find three generously sized bedrooms, including a primary suite with its own ensuite. The fully finished basement expands your living space with a fourth bedroom, full ensuite bathroom, and a flexible area ideal for guests, a home office, or recreation. Ample storage is available in the large utility room and throughout the home. Outside, a detached garage provides secure parking and extra storage. With quick access to Stoney Trail and major roadways, commuting is a breeze. Schools, parks, shopping, and transit are just outside your door, making this a truly connected and convenient location.