



GRASSROOTS
REALTY GROUP

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347 Coverdale Court NE
Calgary, Alberta

MLS # A2248896



\$460,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,039 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Vinyl, Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Welcome home to this charming bi-level home, perfectly situated on a large pie-shaped lot in a quiet cul-de-sac. This is the ideal spot for a family, offering a safe and peaceful environment with a paved alley for easy access. Plus, with a double detached garage and extra RV parking, you'll have plenty of space for vehicles and your toys. The main level features a bright, open-concept kitchen with a spacious eating nook, perfect for family meals. Sliding patio doors lead out to a raised deck, ready for entertaining and summer BBQs. The main floor also includes a huge master bedroom that comfortably fits a king-sized bed and has a convenient pocket door to the full main bathroom. The second bedroom is also very spacious and a perfect guest or kids room. The soaring vaulted ceiling in the living room and a front bay window create a bright and airy feel, while the main level also offers tons of extra storage space. The fully finished basement adds incredible value, featuring a large family room, two additional bedrooms, and a full bathroom. This home combines a fantastic location with modern updates and a family-friendly layout. Ideal for a family with a elementary, middle and high school located right within the community. Hot water tank was replaced in 2022, new washer and dryer in 2022, roof, eavestroughs and exterior faucets replaced in 2025 and the west wall siding was replaced in 2025. Contact your Realtor today, and if you are not working with one reach out to me and I'm happy to take you on a tour to see this incredible home for yourself!