



GRASSROOTS
REALTY GROUP

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117 Covebrook Bay NE
Calgary, Alberta

MLS # A2251114



\$639,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings

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

Inclusions: Movable garden shed

Welcome to this spacious 2-storey home in the family-friendly community of Coventry Hills! The house features with central air conditioning, hardwood floors, 9ft ceilings and a total of 3 bedrooms up, located at the top of this quaint cul-de-sac only minutes to neighbourhood schools & parks. This gorgeous home boasts a wonderful open main floor with its inviting great room & corner gas fireplace, a nook to the rear deck and a stylish island kitchen with a raised eating bar, a walk-in pantry and stainless-steel appliances. Upstairs your master bedroom enjoys a walk-in closet and an ensuite with a soaker tub and separate shower. Two additional bedrooms share a 2nd bathroom, and over the garage is the South-facing bonus room with vaulted ceilings and sweeping views of the surrounding neighbourhood...including a glimpse of the Bow Tower in the distant horizon. A handy main floor laundry, tile floors in both upstairs bath and a fenced & landscaped pie-shaped backyard for your outdoor living. The siding and roofing were replaced (June 2025). The basement is undeveloped and ready for you to design the way you like — a home gym, extra bedrooms, or a media room, the choice is yours. Move-in ready with modern updates and tons of potential — welcome home.