



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**75 Covewood Park  
Calgary, Alberta**

**MLS # A2251124**



**\$535,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters		

**Inclusions:** Shed, Patio Umbrella on deck, concrete pad and pergola, rain water barrels

Welcome to a bright, thoughtfully upgraded home that shows true pride of ownership. Offering almost 2,000 sq. ft. of total living space, this beautifully maintained property features 3 bedrooms, 2 bathrooms, and an UPGRADED KITCHEN with NEW APPLIANCES, providing a functional layout perfect for everyday living. The light-filled interior flows to a private backyard oasis &mdash; an entertainer&rsquo;s paradise ideal for gatherings or quiet relaxation &mdash; complemented by an OVERSIZED, HEATED, SPRAY-FOAMED GARAGE. Major updates include a ROOF and SIDING REPLACED in 2024, FURNACE AND HOT WATER TANK REPLACED in 2018, an ECOBEE SMART HOME SYSTEM, and a CAMERA SECURITY SYSTEM. With schools just blocks away, plus nearby parks, shopping, and transit, this move-in ready home checks all the boxes!