



GRASSROOTS
REALTY GROUP

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110 Covecreek Place NE
Calgary, Alberta

MLS # A2255403



\$615,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	955 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Garden, Landscaped, Level, Rectangular Lot, Underg		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: additional stove and fridge in lower unit; water filtration system under sink; underground sprinkler system mechanism in garage; security system boxes (no contract)

This open-style, two-bedroom bi-level home is in immaculate condition and uniquely situated on a spacious corner lot in the center of Coventry Hills. The lower illegal suite is in pristine condition, featuring its own separate walk-up entrance. Large bay windows on both levels allow for a significant amount of natural light to enter the home, and a sump pump is also installed.. Do you own a trailer or RV? There's a poured concrete pad next to the garage, providing easy access from the alley for parking. The property also features an insulated, oversized double-car detached garage, ideal for mechanical or hobby enthusiasts, with a drop ceiling for storing miscellaneous or overflow items. Whether you enjoy entertaining or gardening, this backyard will impress any outdoor enthusiast with its meticulously maintained yard—lush, healthy green grass, an in-ground sprinkler system, a poured aggregate west-facing patio, garden boxes, and flower beds, and an enclosed fence. It looks stunning at first glance!The interior features a stunning maple kitchen equipped with a water filtration system, an ecobee thermostat, smart wired appliances, Lutron dimmer switches throughout the home, a security system + cameras (no contract), air conditioning, and a west-facing deck with drop-down shades. What more could you ask for? Recent updates include a new roof and siding, installed in 2025.