



**GRASSROOTS**  
REALTY GROUP

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**260 Covepark Rise NE**  
**Calgary, Alberta**

**MLS # A2255778**



**\$575,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,677 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Oversized, RV Access		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** TV Wall Mount, Basement Fridge

With over 2,500 sq. ft. of developed living space, this two-storey home offers 4 bedrooms, 3.5 bathrooms, and the benefit of having only one neighbour beside you on a giant pie-shaped lot in Coventry Hills. A heated double detached garage, RV parking with a convenient alley layout, and a large backyard make this property both functional and versatile. The open-concept main floor is designed for everyday living and entertaining, with laminate flooring in the dining room and large windows that fill the home with natural light. The living room is anchored by a three-way gas fireplace that connects seamlessly to the dining area, creating a warm, inviting atmosphere. The kitchen is both functional and spacious, featuring an island with seating, a corner pantry, and extensive cabinetry and counterspace. A two-piece powder room completes the main level. Upstairs, the primary retreat offers a walk-in closet and a four-piece ensuite for added privacy. Two additional bedrooms, each with their own walk-in closet, share another four-piece bathroom, providing plenty of room for family or guests. The finished basement expands the living area with a large recreation room, an additional bedroom, and a three-piece bathroom featuring an oversized tiled shower with a bench and glass doors. A dedicated laundry room and extra storage complete this level. The backyard is a highlight of the property, with a large deck for barbecues and outdoor gatherings, a massive grassed area for play, and the 25x23 heated garage offering workshop potential or space for vehicles. The RV parking pad accommodates units of any size, with a wide alley configuration that makes maneuvering easy. Located in the desirable community of Coventry Hills, this home is steps from the walking and biking paths of Nose Creek Park, and close to playgrounds, green spaces, and schools. Coventry Hills School, Nose Creek,

and North Trail High School are all within walking distance. The location also offers quick access to Stoney Trail and Deerfoot Trail, with the shops, restaurants, and services of Country Hills only minutes away. Transit options are nearby, and the airport is only 15 minutes away. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.