



GRASSROOTS
REALTY GROUP

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137 Coverton Circle NE
Calgary, Alberta

MLS # A2258742



\$613,500

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Beautifully Renovated Home with Walkout Basement & Serene Nature Views. Welcome to this stunning, fully updated 3-bedroom home featuring a finished walkout basement, ideally situated on a quiet street in a sought-after neighbourhood. From the moment you arrive, you'll notice the thoughtful upgrades and immaculate, move-in-ready condition of this impressive property. Step inside to a bright, vaulted foyer that opens into a spacious living room with a cozy gas fireplace—perfect for relaxing evenings at home. The show-stopping kitchen is a chef's dream, complete with quartz countertops, a central island, brand-new stainless steel appliances, a new pantry, and plenty of workspace. A newly added powder room just off the kitchen adds extra convenience. The adjacent dining area flows seamlessly onto a large deck that overlooks the expansive backyard and a peaceful nature reserve—ideal for entertaining or simply enjoying the outdoors. Upstairs, the primary suite features oversized windows, a walk-in closet, and a refreshed ensuite with a new vanity and toilet. Two additional generously sized bedrooms and a beautifully updated 4-piece bathroom complete the upper floor. The fully finished walkout basement offers even more living space, including a large recreation room with a second fireplace and a flexible den area—perfect for a home office, gym, or playroom. The spacious brand new renovated bathroom includes a terrific corner shower and vanity (The bathroom will be competed). The large laundry room provides ample storage. Step outside to the full-width concrete patio that opens to a private, fully fenced backyard—perfect for pets, kids, or quiet relaxation. Recent upgrades include: New lighting, baseboards, railings, paint, flooring, vanities, toilets, and faucets throughout Exterior updates: new shingles, siding,

eavestroughs, and fresh exterior paint. Prime location: Quick access to both Stoney Trail and Deerfoot Trail, and close to multiple schools—two public, two separate, and one high school. This is truly a turnkey home that blends modern updates with natural beauty and practical living. Don't miss out—schedule your private showing today!