



GRASSROOTS
REALTY GROUP

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78 Covewood Circle NE
Calgary, Alberta

MLS # A2264493



\$524,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,274 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Mid Efficiency, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home

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

Inclusions: N/A

Great location in desirable Coventry Hills for this former 2 storey show-home. Located close to schools and shopping, and steps to Covewood Park, this lovely fully developed family home features a walk-out basement, a living-room with soaring 2 storey high ceilings with large windows, an oversized garage and air conditioning. The main floor layout has a front flex room and an open concept kitchen/dining/living space with deck access for inclusive entertaining. Main floor laundry and a 2-piece bath complete this floor. Upstairs features two large bedrooms including the primary bedroom with bay windows with 2-way blinds, a cheater ensuite bath with his and her closets. Completing this level is a unique loft area with its own balcony, ideal for quiet reading area or computer nook. The walk-out basement with newer vinyl plank flooring and supplemental electric heating, has a bedroom [no closet] and a large recreation area perfect for several uses. Walkout to the fully fenced yard with 2 mature apple trees. The 24x20 garage has built in shelving and a collapsible work bench. Recent upgrades and updates include shingles in 2024, eavestroughs in 2025, Samsung Washer/Dryer Tower with auto-dispenser and downloadable AI cycles – 2024, Samsung refrigerator with French doors and a food showcase and an LG dishwasher.