



GRASSROOTS
REALTY GROUP

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41 Covette Bay NE
Calgary, Alberta

MLS # A2269351



\$779,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to 41 Covette Bay NE in Coventry Hills, a quiet cul de sac location perfect for families. This well kept home sits on a large pie shaped lot with a sunny south facing backyard and plenty of room to play or garden. Major updates include a new roof and new siding completed last year, offering peace of mind for years to come. Step inside to find 9 foot ceilings, bright windows, and an open main floor ideal for everyday living and entertaining. The kitchen offers plenty of storage, stainless steel appliances, and a large dining area that flows seamlessly to the patio. Upstairs you will find spacious bedrooms, including a primary suite with a walk in closet. The basement provides flexible space for a home office, gym, or guest room. Enjoy quick access to Vivo Recreation Centre, Country Hills Town Centre, and top rated schools. Easy routes via Stoney Trail and Deerfoot Trail make commuting simple. This home offers comfort, updates, and an excellent location in one of North Calgary's most desirable family neighbourhoods. Don't miss it.