



**GRASSROOTS**  
REALTY GROUP

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**137 Coverton Circle NE**  
**Calgary, Alberta**

**MLS # A2271337**



**\$599,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coventry Hills                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,369 sq.ft.                                                            | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, L |               |                   |

|                    |                                                                                                                                             |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                         |                   |     |

Beautifully Renovated Home with Walkout Basement & Serene Nature Views. Welcome to this stunning, fully updated 4 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 finished walkout basement offers a massive bedroom. It is large enough to have a separate living area within the bedroom which also includes a fireplace. The spacious brand new renovated bathroom includes a terrific corner shower and vanity. The large laundry room has private access from both the upper level and basement level. 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!