



GRASSROOTS
REALTY GROUP

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172 Covehaven Road NE
Calgary, Alberta

MLS # A2271470



\$575,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: NONE

Discover exceptional value and comfort in this meticulously maintained home, perfectly situated on a quiet street just steps from shopping, schools, parks, and public transit. Set on a generous, fully fenced lot with mature landscaping, a spacious deck, and no neighbours behind, this property offers both privacy and convenience. The inviting main level welcomes you with a warm, open entryway that flows into a bright and comfortable family room featuring a stone-accented gas fireplace. The well-designed kitchen includes a corner pantry, ample cabinetry, a centre island with breakfast bar, and a large dining nook overlooking the backyard—an ideal layout for everyday living and entertaining. A conveniently located powder room completes the main floor. Upstairs you’ll find two well-proportioned bedrooms, a full bathroom, built-in shelving, and a dedicated laundry area. The primary suite serves as a true retreat, highlighted by vaulted ceilings, a walk-in closet, and a private 4-piece ensuite. The fully developed lower level adds even more living space, offering a generous recreation room, a full 3-piece bathroom, and a storage/furnace room. Additional features include air conditioning, tile flooring. Pride of ownership is evident throughout—this home is move-in ready and sure to impress.