



GRASSROOTS
REALTY GROUP

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89 Covebrook Place NE
Calgary, Alberta

MLS # A2277168



\$520,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,324 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

Welcome to this great starter home in a prime location, backing onto a park! This home features brand new luxury vinyl flooring, fresh paint throughout, and new window coverings, offering a modern and move-in-ready feel. The main floor boasts a bright corner living room with a cozy fireplace, a spacious kitchen with a large central island, walk-in pantry, generous breakfast nook, and convenient main-floor laundry. Upstairs, you'll find three well-sized bedrooms, including a primary bedroom with a large walk-in closet, as well as a 4-piece bathroom. The fully developed basement offers a large family room and an additional room ideal for a home office or den. Enjoy outdoor living in the fully fenced and landscaped yard, complete with a large deck—perfect for relaxing or entertaining. Easy to show. Ideally located close to schools, shopping, transit, and everyday amenities. Great home. Great value.