



**89 Covebrook Place NE
Calgary, Alberta**

MLS # A2277168



\$520,000

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|------------------|---|---------------|-------------------|
| 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 | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry | | |

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.