



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2277849**



**\$599,199**

<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 (29 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, S		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Built-in Features, 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		

**\*\*OPEN HOUSE SUN Jan 11th 2-4pm\*\*** 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!