



GRASSROOTS
REALTY GROUP

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127 Covehaven Court NE
Calgary, Alberta

MLS # A2283930



\$545,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,212 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Level, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Hot Tub

Welcome to 127 Covehaven Court NE, a beautifully maintained 3-bedroom, 2-bathroom home tucked away on a quiet street in the heart of family first Coventry Hills. Step inside to discover brand-new vinyl flooring (2024) that flows throughout the main living spaces, offering a contemporary look with maximum durability. The exterior features Class 4 hail-resistant shingles (installed June 2023). This premium upgrade provides ultimate protection and the potential for significant insurance savings—a must-have for peace of mind in Calgary. Hobbyists will fall in love with the large, fully insulated garage, perfect for a dedicated interior workshop with 220 wiring already in place. After a day of projects, retreat to your beautifully kept private backyard oasis, the perfect setting for summer evenings, or wintering in the hot tub. Unbeatable Location Life is easy when everything you need is within reach: Recreation: Minutes from Vivo Rec Center, Nose Creek Parkway, the public library, and Landmark Cinemas. Shopping: Daily errands are simplified with Country Hills Town Centre (Sobeys, Home Depot, and more) just a short drive or walk away. Commuting: Enjoy quick, hassle-free access to both Stoney Trail, the airport, and Deerfoot. Families: Multiple schools and parks are within walking distance, making this the ideal place to plant roots. Combining modern updates, a functional workshop, and a prime location, this home is ready for its next chapter. Don't miss out!