



GRASSROOTS
REALTY GROUP

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

135 Coverdale Court NE
Calgary, Alberta

MLS # A2284205



\$625,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,336 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Storage		

Inclusions: Shed

*** OPEN HOUSE SUNDAY FEBRUARY 8TH: 11:00 AM - 1:00 PM *** Welcome to this stunning, move-in-ready two-storey sanctuary in the heart of Coventry Hills. This residence perfectly balances modern updates with a warm, inviting atmosphere, making it an ideal retreat for those who value both comfort and style. From the moment you cross the threshold, you are greeted by a spacious foyer bathed in neutral, soothing tones that set a serene stage for the rest of the home. The heart of the main floor is a beautifully designed living room where a gas fireplace serves as a cozy centerpiece. A large bay window floods the space with natural light and offers a tranquil view of the west-facing backyard. This area flows seamlessly into the bright and open kitchen, equipped with a convenient breakfast bar, expansive counter space, and an abundance of cabinetry alongside a dedicated pantry. Adjacent to the kitchen, the generous dining room stands ready for everything from lively dinner parties to intimate family meals, with direct access to the massive patio—a true extension of your living space for effortless indoor-outdoor entertaining. Tucked discreetly away for privacy, a chic two-piece powder room serves the main level. Venture upstairs to find a plush, carpeted haven. The primary suite is a true escape, boasting "his and hers" closets and a private four-piece ensuite. Two additional well-appointed bedrooms, each featuring ample closet space, share a bright and pristine four-piece main bathroom, ensuring plenty of room for family or guests. The versatility continues in the fully finished basement, which offers a sprawling recreation room perfect for movie nights or a home gym, complemented by a modern three-piece bathroom, a laundry area, and extensive storage solutions. The exterior of this property is just as impressive as the interior, with recent upgrades including

new Hardie board siding, a large concrete patio in the backyard and new exterior doors. Your sunny, west-facing backyard is fully fenced and backs directly onto a peaceful walking path and lush greenspace, providing a rare sense of privacy and openness. Parking is effortless with a front double attached garage and a private driveway that accommodates two additional vehicles. Meticulously maintained and radiating pride of ownership, this turn-key home is nestled on a quiet, child-friendly cul-de-sac. Its exceptional location places you moments away from Coventry Hills School, the scenic trails of Nose Creek Park, and an array of modern shopping and transit options. With easy access to major roadways, this charming property blends suburban tranquility with urban convenience. This is more than just a house; it is the lifestyle upgrade you've been waiting for. Don't let this opportunity pass you by—experience the magic of this Coventry Hills treasure and book your private showing today!