



GRASSROOTS
REALTY GROUP

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41 Covebrook Close NE
Calgary, Alberta

MLS # A2284265



\$584,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,078 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks		

Inclusions: All Blinds and Curtain Rods, Garage Door Opener (1), Rain Barrels

Good morning Beautiful! Nestled on a quiet street within walking distance to schools, parks, and playgrounds, this extensively renovated and meticulously maintained, modified, bi-level showcases a seamless, well-planned layout and offers approximately 2,120 sq.ft of thoughtful design. Featuring a professionally finished lower level, soaring ceilings, and a sunny south-facing backyard, this home perfectly blends comfort and style. As you enter, the front great room immediately impresses with 12' ceilings, floor-to-ceiling windows, an open and airy feel, and a stunning crystal fandelier that creates an elegant focal point while maintaining warmth and comfort for everyday living. The upper level features a bright and functional layout with a fully renovated kitchen(2022), custom full-height cabinetry, granite countertops, stainless steel appliances, LED pot lights with dimmers, pendant lighting over the island, and a frosted glass pantry door, all flowing seamlessly into the adjoining dining room. Two generously sized bedrooms and a beautifully renovated bathroom(2022) with porcelain tile flooring, a glass and porcelain tiled shower with niche and sliding glass door, quartz countertops, custom cabinetry, and updated lighting complete this level, along with a convenient main floor laundry area equipped with a newer (2022) front-load washer with steam, dryer, and folding counter. The bright lower level features large windows that fill the spacious family room with abundant natural light, complemented by a cozy corner gas fireplace. This level also includes a generous guest bedroom, a beautifully renovated (2022), four-piece bathroom with porcelain tile and quartz countertops, and an oversized under-stair storage area. And there's more… Additional renovations completed in 2022 include fresh interior paint, new trim, updated knockdown ceiling texture, and new

carpet in the lower level and bedrooms—creating a cohesive, modern feel throughout the home. Outside, enjoy the underground sprinklers with 3 zones, fenced south-facing backyard with partially covered upper deck, a poured concrete patio and front walkway (2022), while additional upgrades include hail-resistant shingles (2025), new siding on the west facade of the house (2025), and an oversized, insulated & drywalled, double detached garage. Located just minutes from parks & playgrounds, schools, shopping, transit, Stoney Trail, and Deerfoot access, this beautifully renovated, move-in ready home combines quality finishes, functional design, and an exceptional location.