



**257 Covewood Circle NE  
Calgary, Alberta**

**MLS # A2287145**



**\$629,990**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,599 sq.ft.	<b>Age:</b>	2003 (23 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, Fruit Trees/Shrub(s), Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this lovingly maintained two storey home in the desirable community of Coventry Hills. Pride of ownership shines throughout, offering a functional family layout and thoughtful upgrades. Built with a "hail proof" exterior, this home features Grey Slate and Arctic White Hardie board siding (2025), Class 4 impact resistant shingles (2025), solar panels (2022), central air conditioning, and forced air natural gas heating. Low-E Sun Glow windows (2025) were replaced on the East and West sides and are paired with remote blinds for added comfort and efficiency. Ideally located in north Calgary, this home is minutes from Calgary International Airport; close enough for convenience yet far enough to avoid the noise. Families will appreciate rare K-12 school access within the community and everyday amenities steps away. Country Hills Town Centre offers shopping and dining, while Vivo for Healthier Generations provides year round recreation. Commuters enjoy quick access to Deerfoot Trail and Stoney Trail for seamless travel in any direction. Inside, the main floor showcases durable luxury vinyl plank flooring (2020) throughout the living and dining areas. The bright kitchen features an island overlooking the living space and backyard. Appliances include a Samsung Smart (Wi-fi) induction top double convection range with air fryer (2024), stainless steel Whirlpool dishwasher with stainless interior (2020), and stainless Whirlpool fridge (~2020). Step directly onto the full width rear deck freshly stained in 2025, perfect for summer entertaining. The established backyard includes an apple tree, saskatoon berries, cherry tree, raspberries and more. A two piece powder room and adjacent laundry complete the main floor. Upstairs offers three bedrooms, including a spacious primary suite with private ensuite. A split staircase leads to a versatile bonus room ideal for a

family lounge, playroom, or home office, plus an additional four piece bathroom. The professionally finished basement (2018), fully permitted for plumbing, electrical, and framing, adds valuable living space and features a new oversized four piece bathroom with heated ceramic tile floors. The open layout allows for an easy fourth bedroom addition. With its hail proof exterior, energy efficient upgrades, prime location, and permitted finished basement, this is an exceptional opportunity in one of north Calgary's most convenient and family friendly communities.