



**46 Covewood Circle NE
Calgary, Alberta**

MLS # A2290038



\$614,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions: None

Fully Finished Walkout on a Massive 6,232 Sq Ft Lot with RV & Boat Parking! Welcome to this well-maintained 2-storey offering 1,612 sq ft above grade plus an 800 sq ft fully developed walkout basement, providing exceptional space and flexibility for families of all sizes. The bright and functional main floor features a front den/office—perfect for working from home—along with a spacious kitchen complete with a central island, corner pantry, and plenty of cupboard and counter space. Newer stainless steel appliances add a modern touch, and the dining area opens onto a brand new deck (Oct 2025)—ideal for summer BBQs and outdoor entertaining. Upstairs you’ll find 3 generously sized bedrooms, including a primary retreat with a walk-in closet and private 3-piece ensuite. Brand new carpets, fresh paint throughout, and recently painted interior doors give the upper level a crisp, refreshed feel. The fully finished walkout basement adds even more living space with a 4th bedroom, full bathroom, and brand new LVP flooring. Step outside to your expansive 6,232 sq ft lot featuring a large double garage plus additional parking for your boat, RV, or multiple vehicles—an increasingly rare find! Major updates provide peace of mind: New siding, eavestroughs & Class 4 hail-resistant shingles (home & garage) —April 2025, New garage door opener —Dec 2025, Furnace motor replaced (2021), Hot water tank dip tube replaced (2025), Furnace & ducts cleaned (Feb 16, 2026) and furnace service scheduled (Mar 4, 2026). Primary window & living room window being replaced March 13. Many interior doors repainted and some replaced. This move-in ready home combines thoughtful updates, walkout functionality, and incredible parking flexibility—all on a large lot that’s hard to come by.