



**331 Covecreek Circle NE
Calgary, Alberta**

MLS # A2291508



\$358,000

Division:	Coventry Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,374 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: None

Welcome to this end unit townhome backing onto a lush courtyard—one of the desirable units in Coventry Station. This well-designed home features 2 bedrooms, 2 bathrooms, a versatile flex room, a private outdoor entrance, and an attached single garage, offering the perfect blend of space, functionality, and privacy. The open-concept main level is ideal for everyday living and entertaining, showcasing hardwood flooring and large windows that fill the space with natural light. The stylish kitchen is equipped with granite countertops, dark espresso cabinetry, and stainless steel appliances, and flows seamlessly into the living and dining areas. Step out onto the spacious elevated deck overlooking the courtyard, an ideal spot for relaxing, entertaining, or enjoying your morning coffee. Upstairs, the primary suite offers beautiful courtyard views, a walk-in closet, and a 3-piece ensuite with a walk-in shower. The second bedroom is generously sized and conveniently located next to a full 4-piece bathroom and an upper-level laundry area. The ground-level flex room provides excellent versatility and is perfect for a home office, gym, or creative space. It also features its own private outdoor entrance for added convenience. From the upper deck, stairs lead to a lower patio area, expanding your outdoor living options. Located in the heart of family-friendly Coventry Hills, this home is just minutes from schools, parks, shopping, and the renowned Vivo Recreation Centre. With quick access to Stoney Trail and Deerfoot Trail, commuting across the city is easy and convenient. Don't miss this opportunity—book your private showing today!