



**116 Covepark Rise NE
Calgary, Alberta**

MLS # A2292209



\$585,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,392 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

****OPEN HOUSE this SAT, Mar 14th at 2-4PM**** Watch your kid walk to school! Welcome to this well-maintained 3-bedroom, 3.5-bath family home with fully finished walkout basement in the sought-after community of Coventry Hills, offering over 1,800 sq ft of functional living space. Step inside to a sunny South-facing open floorplan on the main level. The spacious Living room with gas fireplace and large windows creates a bright, inviting atmosphere. On the other side, the Kitchen featuring a centre island with breakfast bar flows seamlessly into the Dining area—perfect for family meals and entertaining. From the open floorplan, step out to a full-width deck (19'2" x 9'2") with glass panel railing, ideal for outdoor relaxation. A powder room and Laundry room complete the main level. On the upper level, the sunny and spacious Primary bedroom offers a peaceful retreat with distant downtown views, walk-in closet, and large 4-piece ensuite bath featuring soaker tub and separate shower. Two additional bedrooms complete this level—one is extra large (16' x 11'5"), providing excellent space for growing families—with a shared 4-piece bath. The fully finished walkout basement features a spacious, bright Recreation room and 3-piece bath—perfect for family movie nights, play space, or entertaining guests. Step outside to the fully fenced and landscaped South-facing backyard with back lane access. Both sides of the backyard are beautifully set up as gardens—one side for growing vegetables, the other for flowers—a true gardener's paradise! Easy side entrance access with concrete pathway adds everyday convenience. The Double attached garage provides ample parking and storage. Recent upgrades provide peace of mind: hot water tank (2024), roof (2025), stove (2021), hood fan (2019), and freshly painted throughout. Located in

family-friendly Coventry Hills, this home is within walking distance to Coventry Hills School, close to shopping at Superstore, T&T Supermarket, retail centres, Vivo Recreation Centre, parks, transit, and major roadways. This is a fantastic opportunity to own a move-in ready home in one of Calgary's most established Northeast communities!