



**166 Coverton Close
Calgary, Alberta**

MLS # A2294445



\$499,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: Shed, Wall Shelvings in the basement

Welcome to your dream family home in the heart of Coventry Hills! This beautifully maintained residence at 166 Coverton Close NE offers the perfect blend of convenience and comfort for a growing family. Ideally situated for those who lead an active lifestyle, the property is just steps away from a scenic walking trail, providing the perfect backdrop for morning jogs or evening strolls. Families will appreciate the incredible proximity to top-tier schools, with St. Clare School only a 4 minute walk (approx. 0.3 km) away and Coventry Hills School reachable in about 10 minutes on foot. Location is everything, and this home puts you minutes away from the best amenities in North Calgary. Enjoy quick access to the Vivo for Healthier Generations recreation centre, Superstore, Landmark Cinemas, Canadian Tire, and Home Depot. For those who prioritize health and wellness, the Coventry Hills Family Care Centre is conveniently located nearby, providing easy access to medical services just a short drive away. For the daily commute, you are perfectly positioned with easy access to Deerfoot Trail, Stoney Trail, and the Calgary International Airport. Transit users will also benefit from the proximity to the North Pointe Transit Terminal, a major hub that simplifies travel across the city. Step inside to find a functional and stylish interior featuring stainless steel appliances and a newer refrigerator in the kitchen. The main floor is thoughtfully designed for busy parents, featuring a dedicated laundry area with a washer and dryer to keep daily chores effortless. The upper level is intelligently laid out for children, boasting two bedrooms connected by a convenient Jack and Jill bathroom. The fully developed basement serves as a versatile space for the whole family, featuring a large recreation room that is perfect for a play area, home gym, or family movie nights. Outdoor living is a standout

feature of this property. The massive backyard deck is a sun-soaked oasis during the summer months, perfect for hosting barbecues or relaxing while the kids play. Situated on a generous lot, there is plenty of green space for families with dogs to enjoy. With a total exterior area above grade of over 1,350 square feet and additional living space in the basement, this home is ready to welcome its next family.