



**112 Covepark Rise NE  
Calgary, Alberta**

**MLS # A2299396**



**\$588,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,375 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** NONE

**WALKOUT TWO STORY HOUSE!!!** Welcome to this charming and meticulously maintained walkout home, ideally located in the heart of Coventry Hills on a quiet, family-friendly street—just steps from two schools, parks, bus stops, and all the amenities you could need. This immaculate property showcases true pride of ownership, complete with a double detached garage and numerous thoughtful upgrades. Step inside to a spacious foyer that opens into a bright and inviting living room, featuring upgraded hardwood & LVP flooring and plush carpeting that enhance the warm ambiance. The heart of the home is the beautifully updated kitchen, boasting ample cabinetry, new countertops, a central island, and sleek stainless steel appliances—all designed to combine both style and function. The kitchen flows effortlessly into the spacious dining area and cozy family room, which leads out to a sun-drenched, south-facing deck—perfect for morning coffee or weekend entertaining. A convenient half bath completes the main floor. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with its own private ensuite. An additional full bathroom serves the other two bedrooms. The fully finished walkout basement offers even more living space with a large recreation/family room featuring a cozy gas fireplace, a full bathroom, a laundry room, and plenty of storage. Recent updates include a new roof, partial siding replacement, fresh paint throughout, updated hardware, new toilet in master bedroom, and new energy-efficient LED lighting, which provide both aesthetic appeal and long-term peace of mind. Enjoy the outdoors in the fully landscaped and fenced backyard—ideal for kids, pets, or simply relaxing in the sunshine. Whether you're a first-time homebuyer or investor, this is a

fantastic opportunity to own a move-in-ready property in a sought-after neighborhood. Why rent when you can own for less? Schedule your private showing today!