



**260 Covebrook Place NE  
Calgary, Alberta**

**MLS # A2301216**



**\$525,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,491 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** N/A

Sought-after "Coventry" - This stylish family-friendly home is located on a quiet street, in a community with it all! Schools, shopping and Recreation Center. This 2 storey features an open concept plan, with an abundance of natural light throughout the home. The kitchen has maple cabinets, black appliances and a centre island with breakfast bar. The living room has a fireplace to keep you cozy. The adjoining dining area is great for family gatherings or entertaining. Outside, enjoy your large deck and fully fenced yard. The upper level is complete with a large bonus room, master bedroom with 3 piece ensuite, two additional good-sized bedrooms and the 4 piece bath. The lower level is unspoiled would make a great family room and bedroom and has roughed in plumbing ready for another bathroom. Great location with schools, shopping, Vivo (formerly Cardel Place) and quick access to Stoney and Deerfoot Trail. Call today to make this your family's home.