



**135 Covewood Close NE  
Calgary, Alberta**

**MLS # A2301463**



**\$499,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	809 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn, Level, Low Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Built-in Features, Closet Organizers, High Ceilings, Storage, Walk-In Closet(s)		

**Inclusions:** Hood fan, Drapes in the Living, Dining & Master bedroom, small shelves in the kids room

\*\*\* OPEN HOUSE SATURDAY APRIL 18TH & SUNDAY APRIL 19TH: 1:00 PM - 4:00 PM \*\*\* This beautifully maintained walk-out bi-level home in the heart of Coventry Hills offers an impressive 1,535 sq. ft. of fully developed living space. The residence boasts a bright and airy main floor defined by high-beam ceilings and massive windows that bathe the living area in natural sunlight. The heart of the home features a generous kitchen equipped with classic oak cabinetry and ample counter space, flowing seamlessly into a charming dining area. The primary suite is complete with a walk-in closet and an oversized window overlooking the rear grounds. A second bedroom and a clean four-piece bathroom complete the upper level. Descending to the lower level, you will find a vast family room characterized by expansive windows that eliminate any "basement" feel. This level also includes a third bedroom, a three-piece bathroom, and dedicated utility and storage rooms. One of the standout features is the seamless transition to the outdoors via a beautiful walk-out entrance. This leads to a fully fenced backyard featuring a large deck and convenient alley access to the detached garage. The property has been outfitted with a brand-new roof, new furnace, and newer hot water tank (2019). Perfectly situated on a quiet close, this turn-key home is just steps from local parks and within easy walking distance of St. Claire and Coventry Hills schools. This property offers a sophisticated blend of modern style and a premier location, don't miss out on this fantastic offering!