



**82 Covewood Circle NE
Calgary, Alberta**

MLS # A2146919



\$699,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,702 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	In lower level Washer, Dryer, Fridge, Stove and Hood fan		

Welcome to 82 Covewood Circle NE, a delightful two-story family home nestled in the heart of the desirable Coventry Hills and steps away from a playground. This property offers a perfect blend of comfort, style, and functionality, ideal for growing families and boast 2460 sq ft of developed living space. Open vaulted foyer as you walk in, leads to your OPEN CONCEPT Living, Dining and Kitchen with all-natural light. The living room has a cozy fireplace with TV niche above it. Fantastic Kitchen with stainless steal appliances, corner pantry, a big centre island with quartz top with extended eating ledge that backs onto the dining area with a great view of the backyard and the garden door leads to the maintenance free composite deck great to just sit and relax and enjoy your bbq. Smartly tucked away is a half bath and laundry closet. Upgraded wood railing and hardwood staircase leads you upstairs to a huge Bonus Room for family movie nights notice the hardwood floor! The primary bedroom with its own 4-piece ensuite bath with jetted tub. 2 additional great bedrooms, and a full 4-piece bathroom button-up this 2nd level. The fully finished walkout presents a versatile illegal suite complete with living room, kitchen, bedroom, 4-piece bath, and separate laundry facilities. Back Lane that allows more opportunities (RV parking, another garage, etc.) and more privacy as your back neighbors are further away. This phenomenal location is close to numerous golf courses, endless shops and amenities at Vivo center with swimming pool, Gym and many activities and events at Library and Movie theater. This is simply an unbeatable location! Don't miss out on this amazing opportunity! This fantastic home won't last long!