



**GRASSROOTS**  
REALTY GROUP

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**108 Covecreek Circle NE**  
**Calgary, Alberta**

**MLS # A2199622**



**\$389,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to the freshly painted, move-in-ready two-bedroom townhome that perfectly blends style, comfort, and convenience in the vibrant community of Coventry Hills. Step into a bright, open-concept main floor that's flooded with natural light and finished with warm hardwood floors and a fresh neutral palette that feels both modern and welcoming. The modern kitchen features granite countertops, espresso cabinets, stainless steel appliances, and a breakfast bar that's perfect for casual dining or entertaining. Just off the kitchen, the dedicated dining area provides an inviting space for shared meals and gatherings, while the spacious living room offers plenty of room to relax, unwind, or host friends for movie night. Enjoy your morning coffee or unwind at the end of the day on the sunny, south-facing balcony that overlooks peaceful green space. Upstairs, you'll find two generous bedrooms—each with its own walk-in closet—along with a private ensuite off the primary suite and a full main bath with modern finishes. The conveniently located upper-floor laundry means no more hauling baskets up and down stairs, making day-to-day life easier and more efficient. The attached garage offers secure parking and includes a large bonus storage space—ideal for bikes, seasonal items, or even a small home gym or workshop. And when it's time to head out, you'll appreciate the quick access to Stoney and Deerfoot Trail, as well as being just minutes from the Vivo Centre, grocery stores, restaurants, and a wide range of shops and services in the nearby commercial area. Whether you're a first-time buyer, professional couple, or investor, this home offers the lifestyle and location you've been looking for. Book your showings today!

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