



**GRASSROOTS**  
REALTY GROUP

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**186 Coverdale Road NE**  
**Calgary, Alberta**

**MLS # A2210280**



**\$669,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** 2nd refrigerator, 2nd stove, 2nd hood fan, 2nd stacked washer/dryer

OPEN HOUSE: April 18th & 19th FROM 1:00PM-4:00PM!! Don't miss your opportunity to own this excellent BI-LEVEL home! Thoroughly UPDATED from top to bottom, with 3 BEDROOMS upstairs and 2 BEDROOMS in the LEGAL SUITE! A GREAT INVESTMENT PROPERTY! This home features all vinyl windows, NEW SHINGLES, new LUXURY VINYL flooring throughout, trim, paint, upgraded window coverings, and knock-down ceilings! Enter on the main level to the beautiful, high vaulted ceiling and bright living room! Upstairs, the kitchen has been completely redone including QUARTZ counters, tile backsplash, all NEW STAINLESS STEEL APPLIANCES, and a convenient breakfast bar! The dining room leads to the 2-tier deck and SUNNY SOUTH-FACING backyard! The main level bath is also fully UPDATED. The basement suite has a SEPARATE ENTRANCE, NEW CABINETRY in the kitchen, a living room, one bedroom with an EN SUITE, a 2nd bedroom, and a 2nd full bath with stacked WASHER/DRYER! SEPARATE LAUNDRY UP AND DOWN! The back alley is paved, and there's room for you to build your own garage or rear parking pad. This home has a great location directly across the street from a pathway that quickly leads to a large park and St. Clare School (K-6)! Close to more schools such as Northern Lights CBE School, North Trail High School and Notre Dame High School. Very close to the North Point Bus Terminal, and walking distance to the VIVO Recreation Centre. There are also MULTIPLE shopping plaza's in the area! Only a 3 MINUTE drive to reach DEERFOOT Trail, and both Stoney Trail and the Calgary Airport are within 10 minutes' drive!