



**GRASSROOTS**  
REALTY GROUP

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**149 Coverton Circle NE**  
**Calgary, Alberta**

**MLS # A2210511**



**\$540,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Track Lighting, Vaulted Ceiling(s)		

**Inclusions:** 2 Fridges, stove, dishwasher, washer, dryer, all window coverings

BEAUTIFUL WALK-OUT HOME!! Nestled on a quiet street in the desirable Coventry Hills, this beautifully renovated bi-level home offers modern comfort and convenience. With beautiful vaulted ceilings bringing in an abundance of natural light, this home features recent renovations, including granite counters, hardwood floors, and newer appliances. The lofted den can easily be converted into a third bedroom, complementing the two spacious bedrooms upstairs. Enjoy serene views from the deck, and take advantage of the WALK-OUT BASEMENT that includes an additional bedroom and full bathroom. With ample room to build a garage, this home is close to all amenities and major transportation arteries, schools, shopping, and more! This will make a lovely home for a small or growing family with many options as it is a walk-out. Book your showing today!