



**35 Covecreek Place NE  
Calgary, Alberta**

**MLS # A2293987**



**\$639,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Garden, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<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>	No Animal Home, No Smoking Home		

**Inclusions:** window coverings, garage controls, set of appliances in the legal suite

**\*\*OPEN HOUSE June 13, 3:30pm-5:30pm. LEGAL SUITE | SEPARATE LAUNDRY | PRIVATE REAR ENTRANCE | OVERSIZED INSULATED GARAGE | 9-FT CEILINGS | OVER 2,000 SQ FT DEVELOPED | QUIET CUL-DE-SAC | ROOF 2025 | UPSTAIRS LAUNDRY** Tucked into a quiet cul-de-sac in Coventry Hills, 35 Covecreek Place NE stands apart from the neighbourhood's older housing stock in the best possible way. Built in 2009, this two-storey offers over 2,000 sq ft of total developed living space and sits among a community where most homes date back to the 1990s and early 2000s, and that difference shows the moment you step inside. The nine-foot main floor ceilings, the open-concept layout, and the overall finish package simply aren't found in earlier Coventry builds. This is a newer home in an established neighbourhood, and that's a combination buyers don't come across often. The main floor is designed for real life. The fireplace anchors the living area, the kitchen flows naturally into the dining and living spaces, and everything feels connected without feeling cramped. Upstairs, you'll find the laundry where it actually belongs (no hauling baskets up and down stairs) along with well-proportioned bedrooms and a practical layout that works for families of all sizes. Out back, the oversized double detached insulated garage is the kind of bonus that newer builds simply cannot offer. Lot sizes in newer communities rarely allow for it. This one does, and it comes with real workshop potential from day one. The legal secondary suite with separate entrance is more than a feature. It's a built-in income strategy. Purpose-built and properly permitted, it includes its own private rear entrance, dedicated laundry, and heated bathroom flooring, giving tenants or family members a fully independent living experience. From the moment you take possession, this suite puts

money back in your pocket. You're not just buying a home. You're buying a home that works for you financially, giving you the rare opportunity to be a homeowner and an investor at the same time. A new walkway to the rear entrance improves everyday access and gives the property a polished, well-maintained feel. The 2025 roof replacement, updated microwave hood fan, and 2024 washer and dryer mean the major capital items are current. This is a home you move into, not one you immediately budget to repair. Coventry Hills offers established schools, parks, shopping, and quick access to major roads. This particular address sits away from the traffic corridors, with a cul-de-sac setting that brings both privacy and safety for families. Homes that combine legal suite income, an oversized garage, updated mechanical, and a genuinely modern interior don't surface in Coventry Hills often. This one does. Book a showing today or call your favourite realtor to get through the door. So much value in an established neighbourhood does not come often.