



71 covepark Rise NE
Calgary, Alberta

MLS # A2299643



\$540,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,245 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this well-maintained, move-in ready detached home in the heart of Coventry Hills - offering a rare combination of space, functionality, and value for today's buyer. Featuring over 1600 sqft of living space, this home offers 3 bedrooms above grade plus a finished basement and additional bedroom and flex room, this home stands out in a community where most properties offer only three bedrooms—making it an ideal fit for growing families, first-time buyers, or investors seeking strong rental potential. The main floor features engineered hardwood flooring and a thoughtfully designed kitchen complete with a corner pantry, full tile backsplash, central island, and adjoining dining area—perfect for everyday living and entertaining alike. Upstairs, you'll find a comfortable, functional layout with a primary bedroom featuring a walk-in closet. Two other well-sized bedrooms and a 4-piece bathroom complete the level. The fully finished basement adds a bedroom, laundry and the versatility of a flex room ideal for a home office, gym, or guest area. The basement also offers the opportunity to add another bathroom with builder supplied roughed-in. Step outside and you'll immediately notice one of this home's standout features: a large 5,048 sq ft lot—generous for the area—offering a spacious yard, stamped concrete patio, and valuable RV parking (easily fitting a unit up to 33ft). The oversized detached double garage adds even more functionality for vehicles, storage, or hobby use. Located on a quiet, family-friendly street, this home is just minutes from schools, parks, and the extensive amenities of Country Hills Village, including shopping, dining, and recreation. A fantastic opportunity to own a well-cared-for home with room to grow—both inside and out.