



**135 Covewood Close NE
Calgary, Alberta**

MLS # A2301463



\$499,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	809 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn, Level, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Storage, Walk-In Closet(s)		

Inclusions: Hood fan, Drapes in the Living, Dining & Master bedroom, small shelves in the kids room

This beautifully maintained walk-out bi-level home in the heart of Coventry Hills offers an impressive 1,535 sq. ft. of fully developed living space. The residence boasts a bright and airy main floor defined by high-beam ceilings and massive windows that bathe the living area in natural sunlight. The heart of the home features a generous kitchen equipped with classic oak cabinetry and ample counter space, flowing seamlessly into a charming dining area. The primary suite is complete with a walk-in closet and an oversized window overlooking the rear grounds. A second bedroom and a clean four-piece bathroom complete the upper level. Descending to the lower level, you will find a vast family room characterized by expansive windows that eliminate any "basement" feel. This level also includes a third bedroom, a three-piece bathroom, and dedicated utility and storage rooms. One of the standout features is the seamless transition to the outdoors via a beautiful walk-out entrance. This leads to a fully fenced backyard featuring a large deck and convenient alley access to the detached garage. The property has been outfitted with a brand-new roof, new furnace, and newer hot water tank (2019). Perfectly situated on a quiet close, this turn-key home is just steps from local parks and within easy walking distance of St. Claire and Coventry Hills schools. This property offers a sophisticated blend of modern style and a premier location, don't miss out on this fantastic offering!