



**100 Covecreek Close NE  
Calgary, Alberta**

**MLS # A2305705**



**\$560,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

**LARGE BACKYARD | DOUBLE ATTACHED GARAGE | BONUS ROOM | UPSTAIRS LAUNDRY** Welcome to 100 Covecreek Close NE, a well-kept two-storey home offering over 1,650 sq ft of functional living space in the heart of Coventry Hills, one of Calgary's most established and amenity-rich north communities. Situated on an extra deep lot with a massive backyard, this home delivers the space and layout families are actively searching for. The main floor welcomes you with a spacious front foyer and a bright, open-concept design that flows seamlessly from the large living room with gas fireplace into the dining area and well-appointed kitchen. Featuring shaker-style cabinetry, a corner pantry, ample prep space, and a sit-up island, the kitchen is both practical and ideal for entertaining or everyday family life. Oversized windows throughout flood the home with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary suite complete with a walk-in closet and private 3-piece ensuite. A full 4-piece bathroom serves the additional bedrooms, while the oversized bonus room offers excellent flexibility as a playroom, media space, or home office. Upper-floor laundry adds everyday convenience that buyers love. Step outside from the dining area onto the deck and into the expansive backyard, offering plenty of room for kids and pets, space for a future garden, and endless potential for outdoor living. The double attached garage is drywalled and provides both parking and additional storage. A recently replaced roof adds long-term value and peace of mind. Located in Coventry Hills, this home is surrounded by excellent amenities including nearby schools, parks, and pathways. You're just minutes from shopping at Coventry Hills Centre and Country Hills Town Centre, with easy access to grocery stores,

restaurants, and everyday essentials. Commuting is a breeze with quick connections to Stoney Trail, Deerfoot Trail, and convenient access to transit and Calgary International Airport. A great opportunity to get into a family-friendly neighbourhood with space to grow and everything you need close by.