



**111 Coverton Close NE  
Calgary, Alberta**

**MLS # A2306664**



**\$609,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	See Remarks		

**Inclusions:** N/A

Welcome to this charming home tucked away on a quiet cul-de-sac in the vibrant, family-friendly community of Coventry Hills—offering a rare combination of space, privacy, and incredible views. Situated on an oversized lot with no neighbours behind, this property backs onto beautiful green space, creating a peaceful setting that’s hard to find. While the home reflects its original character, it has been exceptionally well cared for and offers a warm, inviting feel throughout—providing the perfect opportunity for buyers to enjoy as-is or update over time to suit their personal style. Significant exterior updates completed in 2024—including a new roof, siding, garage door, and gutters—offer peace of mind and enhance the home’s curb appeal. Inside, the property is filled with natural light and features a functional layout ideal for families. The main level offers a comfortable living room, along with a spacious kitchen and dining area that opens onto a rear deck—perfect for enjoying morning coffee or taking in the expansive views. Upstairs, you’ll find three bedrooms, including a primary retreat complete with its own ensuite, as well as a full main bathroom. A standout feature of this home is the fully developed walkout basement—a rare find in this community—offering a large recreation space, an additional bedroom, and a full 4-piece bathroom. This level provides excellent flexibility for growing families, guests, or multi-generational living. The expansive backyard offers plenty of room to enjoy the outdoors, with added space for RV parking and the convenience of a double detached garage. This is a fantastic opportunity to secure a home in a desirable location, combining solid updates, incredible lot value, and endless potential to make it your own.