



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**95 Covepark Place NE
Calgary, Alberta**

MLS # A2309595



\$579,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,409 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Open House Saturday May 16 2-4 Welcome to 95 Covepark Place! Tucked away on a quiet street in a family-friendly community, this well cared for home offers the perfect blend of comfort, functionality, and convenience. Ideally located close to shopping, amenities, and the Vivo Recreation Centre, with both an Elementary and Junior High School within walking distance, it's a fantastic fit for growing families. Inside, you'll find 3 generous bedrooms and 2.5 bathrooms, along with a practical open layout designed for everyday living. The spacious primary suite features a walk-in closet and private ensuite, creating a relaxing retreat at the end of the day. The fully developed basement adds valuable extra living space that can easily function as a rec room, home office, gym, or kids' play area. This home has also seen several important updates, including brand new resurfaced kitchen countertops and island, freshly painted main-floor walls, newly stained front and back porches/steps, brand new roof and siding (2025), plus a newer furnace and hot water tank (2024) for added peace of mind. Central air conditioning keeps the home comfortable through the summer months, while the double detached garage offers plenty of parking and storage. With thoughtful upgrades, flexible living space, and a desirable location, this move-in ready property is one you won't want to miss.