



**177 Covehaven Gardens NE  
Calgary, Alberta**

**MLS # A2320531**



**\$670,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	No Back Lane, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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

2,359 Sq Ft of Developed Living Space | Fully Developed Basement | 3 Bedrooms + Bonus Room | 3.5 Bathrooms | Southwest-Facing Backyard | New Composite Deck | Double Attached Garage | Steps to Park & Basketball Court Welcome to this beautifully maintained and fully developed two-storey home tucked away on a quiet street in the heart of Coventry Hills. Offering nearly 2,360 sq ft of developed living space, this home combines comfort, functionality, and an unbeatable location just steps from a park and basketball court. The main floor features a bright and open layout with a spacious foyer leading into the chef's kitchen, complete with abundant cabinetry and counter space, plenty of pot drawers, a walk-in pantry, centre island with breakfast bar, and a generous dining area. The cozy family room is anchored by a gas fireplace with oak mantle, while the main floor laundry adds everyday convenience. Step outside to enjoy the southwest-facing backyard, where you'll find a large tiered composite deck with gas hookups and mature trees that provide added privacy. It's the perfect space to relax or entertain family and friends. Upstairs, you'll find a sunny bonus room with extra windows, ideal as a family room, home office, or play area. The spacious primary bedroom features a walk-in closet with built-ins and a private ensuite with a soaker tub and separate shower. Two additional bedrooms and another full bathroom complete the upper level. The professionally developed basement is made for entertaining. The large recreation room features an impressive wet bar with built-in cabinetry, sink, and wine cooler, making it the perfect place to host game nights or gatherings. A full bathroom adds extra flexibility and convenience. Additional highlights include stainless steel appliances, a bright and functional floor plan, a double attached garage, and an amazing

location close to schools, parks, playgrounds, shopping, and major routes. With 1,738 sq ft above grade and nearly 2,360 sq ft of total living space, this is a home that offers both space and lifestyle for years to come. Move-in ready and located in a fantastic family-friendly community, this is one you won't want to miss.