



**156 Covehaven Terrace NE
Calgary, Alberta**

MLS # A2321342



\$649,990

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,692 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot, Landscaped, No Back Lane, Pie Shaped Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bidet, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: 3 TV Mounts and Master suite TV

Gorgeous Family Home | 3 Bedrooms | 3.5 Bathrooms | 1,692 SqFt | Beautiful Kitchen | Centre Island Additional Cabinet Storage | Brand New Quartz Countertops | Corner Pantry | Open Floor Plan | Large Windows | Dining Room & Living Room Overlooking Backyard | Gas Fireplace | Main Level Laundry | 3 Upper Level Bedrooms | Upper Level Family Room | Finished Basement | Great Entertainment Space | Bar | Ample Closet Storage | Basement 3pc Bath | Beautiful Backyard | Fully Fenced | Huge Concrete Patio | Great Outdoor Dining Area | Expansive Lawn | Front Attached Double Garage | Driveway | Incredible Location | Near Transit | 5 Minute Walk to CBE North Trail High School | Country Village Commercial Plaza 5 Minutes from Your Door. Welcome home to this beautifully maintained one-owner family home offering 1,692 SqFt above grade & a fully developed basement in the desirable community of Coventry Hills. Pride of ownership is evident throughout with numerous updates completed over the years including newer appliances, roof, gutters & downspouts. The main level features an open floor plan designed for both everyday living & entertaining with durable laminate flooring extending throughout the main & upper levels. The sizeable kitchen is finished with quartz countertops, a centre island with additional cabinet storage, corner pantry & ample workspace for preparing meals. Large windows fill the home with natural light while the dining & living rooms overlook the backyard creating a bright & inviting atmosphere. The living room is centred around a gas fireplace that adds warmth & character to the space. Main level laundry & a convenient 2pc bathroom complete this floor. Upstairs you'll find 3 bedrooms, 2 full bathrooms & a spacious family room that provides valuable additional living space for movie nights, a children's play area or a home office setup. The primary

bedroom is a comfortable retreat complete with its own private ensuite & generous closet space while quartz countertops continue throughout all bathrooms in the home. The finished basement expands your living space even further with a large entertainment area, dry bar, 3pc bathroom & ample storage. Whether hosting friends, enjoying game nights or creating a dedicated recreation space, this level offers endless flexibility. Outside, enjoy a beautifully maintained fully fenced backyard situated on a huge lot with no neighbours behind, featuring a massive concrete patio, firepit area, expansive lawn & raised wooden garden boxes along the rear fence that create a colourful backdrop. This exceptional outdoor space is perfect for relaxing, entertaining & enjoying warm summer evenings. Additional features include central air conditioning, a water softener & a finished double attached garage complete with storage solutions & wall-mounted bike racks. This incredible location places you within a 5-minute walk of North Trail High School, close to transit, shopping & restaurants. Hurry & book your showing today!