



**35 Covepark Place NE
Calgary, Alberta**

MLS # A2322121



\$689,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,967 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Dryer (As-is)

SOUTH-FACING WALKOUT HOME WITH BACK LANE ACCESS! Located on a quiet street in the family-friendly community of Coventry Hills, this well-maintained 2-storey home offers 3+1 Bedrooms, 3.5 Bathrooms, offers 2,600 sq.ft. total developed living space. Complete with a Double Attached Garage, spacious Balcony, and South-facing Backyard, this home provides exceptional space and functionality for growing families. A major bonus is the extensive 2025 exterior renovation, including new Siding, Roof, Gutters, and Exterior Lighting, offering excellent curb appeal and peace of mind for years to come. Step inside and be welcomed by 9' Ceilings throughout the Main Level. The bright South-facing Living Room features a cozy Fireplace and large windows that fill the space with natural light. The Kitchen is designed for everyday living with a Raised Breakfast Bar, Pantry, Stainless Steel Appliances, upgraded Hood Fan, ample cabinetry, and generous counter space. Adjacent to the Kitchen, the Dining Area provides direct access to the spacious Balcony with Gas Hookup, perfect for summer BBQs and outdoor entertaining. A versatile Den on the Main Level offers an ideal space for a Home Office, Study Area, or Playroom, while a convenient 2-piece Bathroom completes this level. The Upper Level features a generous Bonus Room, perfect for family gatherings or movie nights. The spacious South-facing Primary Bedroom includes a Walk-In Closet and a 4-piece Ensuite with Soaker Tub. Two additional Bedrooms are well-sized, including one with a desirable Corner Window. A 5-piece Bathroom with Double Vanity completes the Upper Level. The Fully Finished Walkout Basement expands your living space with a large Recreation Room. A spacious Fourth Bedroom, 3-piece Bathroom, and additional Storage Space complete the lower level, providing excellent

flexibility for guests, teenagers, or multi-generational living. Step outside to enjoy the South-facing backyard oasis featuring a paving patio space perfect for entertaining and outdoor gatherings. Landscaped flower beds add beauty and charm throughout the yard. Convenient back lane access provides excellent flexibility for parking and property access. Additional highlights include Hunter Douglas Window Coverings throughout the main and upper levels, adding both style and functionality to the home. Located in the desirable community of Coventry Hills, this home is within walking distance to an excellent school, with proximity to multiple additional schools in the area. The neighbourhood offers convenient access to parks, playgrounds, shopping, public transit, Vivo Recreation Centre, Country Hills Town Centre, and major roadways including Deerfoot Trail and Stoney Trail. A fantastic opportunity to own a South-facing Walkout Home with over 2,600 sq ft above grade, extensive 2025 exterior upgrades, and Back Lane Access in the desirable community of Coventry Hills!