



**56 Coverdale Place NE
Calgary, Alberta**

MLS # A2322541



\$695,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Open Floorplan, Pantry, Storage		

Inclusions: Compressor in detached garage, Winch in detached garage, compressor hose reel in detached garage, wall speakers in basement, TV bracket in basement,

Welcome to this exceptionally well-maintained walkout bungalow tucked away on a quiet cul-de-sac and situated on a huge 7610 square foot lot and 2 GARAGES (both heated)! Offering four bedrooms and 2.5 bathrooms, this clean and move-in-ready home has been lovingly cared for and features numerous valuable updates, including newer triple-pane windows, air conditioning, hot water tank, washer/dryer, poly-b replaced and recently replaced shingles, siding, and eavestroughs. New vinyl fence added (2023). The bright and functional main floor offers hardwood floors, three spacious bedrooms, including a generous primary suite, while the fully developed walkout basement adds a fourth bedroom, a full bathroom, and plenty of additional living space for family or entertaining. Car enthusiasts, mechanics, hobbyists, or home-based business owners will fall in love with the incredible heated detached garage (25' x 29') at the rear of the property which has a 2 piece bathroom, 2 stage/80 gallon compressor & 75000 BTU heater. Massive size of lot & garage offer endless possibilities, it's a rare feature that's hard to find. A front attached double garage provides even more convenience and storage. There is room beside the rear garage to park an RV & boat. There is also 30 amp service and RV sewer/clean out. With its unbeatable combination of updates, thoughtful layout, oversized lot, and dream garage space, this is a truly unique property that must be seen to be appreciated. Don't miss your opportunity to call this outstanding bungalow home!