



**187 Covington Close NE  
Calgary, Alberta**

**MLS # A2323236**



**\$669,888**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Blinds, & 2 TV Brackets

Beautifully Upgraded Home Backing onto Nose Creek Green Space Welcome to this beautifully maintained and thoughtfully upgraded 2-storey home in the highly sought-after community of Coventry Hills, perfectly positioned backing onto expansive reserve land with breathtaking green space views and direct access to the Nose Creek pathway system. This fully developed home offers 3 bedrooms and 3.5 bathrooms, including two spacious upper-level bedrooms and an additional bedroom in the finished basement &mdash; ideal for guests, a home office, or growing families. The bright and inviting main floor is designed for both everyday comfort and entertaining, featuring a cozy fireplace, elegant pot lights, granite countertops, a gas range, smudge-resistant stainless steel appliances, a modern hood fan, soft-close cabinetry, and an oversized pantry with deep drawers providing exceptional storage. Enjoy year-round comfort and peace of mind with central air conditioning and major mechanical upgrades, including a tankless hot water system (2022) and furnace and A/C (2019). Exterior improvements add further long-term value, with the roof (2016) and siding (2017) already updated. Upstairs, the spacious primary bedroom includes a walk-in closet, while the secondary bedroom has been transformed into an oversized custom walk-in dressing room and can easily be converted back to a full bedroom if desired. The home is finished with a stylish combination of vinyl plank flooring, tile, and carpet, along with upgraded touches such as a smart mirror, alarm system, and window coverings throughout. Step outside to your private backyard oasis, complete with a gas BBQ hookup, firepit area, and unobstructed views of the reserve &mdash; offering both privacy and a true connection to nature. Ideally located close to all major amenities, with elementary and

high schools for both school boards just minutes away, along with convenient access to shopping, parks, and everyday essentials. This home perfectly blends lifestyle, location, and meaningful upgrades, making it a rare opportunity in Coventry Hills.