



GRASSROOTS
REALTY GROUP

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236 Covepark Close NE
Calgary, Alberta

MLS # A2323735



\$549,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	998 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this well maintained 3-bedroom, 2-bathroom walk-out bi-level, offering the perfect blend of comfort and convenience. The main level greets you with wonderful vaulted ceilings, lovely hardwood floors, and an inviting living room ideal for relaxing or entertaining. The functional kitchen and eating area boast ample cabinet storage, while two well sized bedrooms (including the primary) and a full 4-piece bathroom complete this level. The bright, fully developed lower-level walk-out features a great family/rec room flooded with natural light, a 3rd bedroom, a 3-piece bathroom, dedicated laundry, and excellent storage spaces. Step outside into your private, fully fenced, southwest facing backyard, perfect for a fire-pit and summer BBQs with family and friends. Additional highlights include an insulated double attached garage and an unbeatable location! Enjoy being minutes away from schools, shopping, dining, movie theater, Home Depot, the Vivo Recreation Centre, and parks. Plus, quick access to Stoney Trail, Deerfoot Trail, and the Airport makes commuting a breeze. Don't miss out on this fantastic home!