



GRASSROOTS

REALTY GROUP

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**53 Covebrook Close NE
Calgary, Alberta**

MLS # A2325042



\$630,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,370 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Close to Clubhouse, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Welcome to this meticulously maintained, move-in ready home in the family-friendly community of Coventry Hills! Offering over 1900 sq. ft. of living space, this beautifully updated 2-storey is anything but cookie-cutter. Thoughtful rustic beamwork, custom wainscoting, trim details, and warm designer colours create an inviting atmosphere that feels like home the moment you walk through the door. A charming front porch welcomes you inside to a spacious foyer, while the open-concept main floor is designed for everyday living and effortless entertaining. The bright living room features a cozy corner fireplace, while the spacious kitchen is the heart of the home with a large island, attached bench seating and dining table, corner pantry, and added built-in pantry cabinetry that provides exceptional storage. Convenient main floor laundry and a powder room complete this level. Step outside from the dining area to enjoy the private two-tiered enclosed deck with outdoor shades—perfect for relaxing or entertaining throughout the day. Upstairs you'll find three generous bedrooms, including a bright and inviting primary retreat complete with built-in armoires, a California king bed frame with integrated storage, a walk-in closet, and a spacious ensuite featuring a corner soaker tub and vanity with seated makeup area. The secondary bedrooms each offer their own unique personality, including a custom built-in study space with a rustic barnwood feature wall in one room and a charming wooden storage bin built in the closet in the other. The fully developed basement continues the home's warm character and outstanding functionality. A welcoming lounge area featuring beautiful lighting, wall accents and a bar cabinet w/ plumbing in place for a future wetbar is the perfect gathering space. A large flex room with built-in study stations and an adjoining 3-piece bathroom can easily

become a fourth bedroom with its own ensuite by simply adding a door. An ideal space for teenagers, guests, or multi-generational living! An additional spacious room on this level offers endless possibilities as a games room, home office, fitness area, or additional family room. Outside, enjoy low-maintenance landscaping, raised garden beds, and multiple outdoor living spaces designed for easy enjoyment. The double detached garage, currently set up as a workshop and storage space, offers excellent versatility. Pride of ownership is evident throughout with numerous recent upgrades, including a new front door and exterior accents, upgraded roof, soffits, eavestroughs and downspouts, new siding on the garage and north and west sides of the home, new exterior window trim, fresh interior paint, renovated laundry room and pantry, upgraded LED lighting and ceiling fans, and much more. Be sure to review the complete list of improvements included in the supplements. This is a truly one-of-a-kind home where thoughtful design, quality updates, and everyday functionality come together beautifully!