



**222 Covewood Close NE  
Calgary, Alberta**

**MLS # A2326607**



**\$609,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,247 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** None

OPEN HOUSE SATURDAY, July 11, 11-12pm Meticulously maintained home in the heart of Coventry Hills, offering over 2,000 sq. ft. of developed living space, 3 bedrooms, 3 full bathrooms, a fully finished walkout basement, and a heated double detached garage. Situated on a quiet pie-shaped lot, this move-in-ready home has been extensively updated inside and out. The bright, open main level is highlighted by soaring vaulted ceilings and impressive floor-to-ceiling windows that fill the living room with natural light. The spacious kitchen has been beautifully refreshed with Corian countertops, updated flooring, painted cabinetry, ample storage, a pantry, and a sunny dining area with French doors leading to the newer deck overlooking the landscaped backyard. The main floor features two generous bedrooms, including a spacious primary retreat with a walk-in closet and renovated ensuite showcasing a beautifully tiled shower. A second full bathroom completes the upper level. The fully developed walkout basement offers exceptional flexibility with a large family room, third bedroom, full bathroom, laundry area, generous crawlspace storage, and direct access to the backyard—ideal for guests, teenagers, or multigenerational living. Outside, enjoy the beautifully landscaped, fully fenced pie-shaped yard with a large stamped concrete patio, raised garden beds, mature lawn, and an oversized heated double detached garage with infrared heat and rear lane access. This home has been extensively upgraded over the years, including a new furnace, water softener, premium electronic furnace filter, UV air purification system, humidifier, updated laminate flooring, carpet, paint, trim, and a refreshed kitchen. Major exterior improvements completed in 2026 include a new roof, new siding, new garage door, and several new windows, while the north and east

fences were replaced in 2025. Located close to Coventry Hills School, Northern Lights School, Nose Creek School, and St. Clare School, as well as parks, pathways, Vivo for Healthier Generations, Country Hills Town Centre, Superstore, restaurants, and transit. With quick access to Deerfoot Trail, Stoney Trail, Country Hills Boulevard, and Calgary International Airport, this outstanding property offers the perfect combination of comfort, updates, and convenience. Some images digitally staged/enhanced; in-person viewing recommended.