



GRASSROOTS
REALTY GROUP

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144 Covehaven Road NE
Calgary, Alberta

MLS # A2327746



\$579,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 144 Covehaven Road NE, a beautiful family home offering over 1,314 sq.ft of above grade living area in the highly desirable community of Coventry Hills. Inside this two storey house, you will find a bright open-concept layout that features hardwood flooring throughout the spacious living and dining areas. The functional kitchen offers stainless steel appliances, including a BRAND NEW DISHWASHER,. The kitchen also features a pantry, island with double sink, and plenty of workspace for cooking and entertaining. The spacious living room is filled with natural light from the front window and has a corner gas fireplace. Stairs and upper level boasts BRAND NEW CARPET, which features a four piece bath and three spacious bedrooms, including the master bedroom with a four piece ensuite bathroom and a walk-in closet . The fully developed basement adds over 477 sq-ft of additional living space and includes a three piece bath and a large carpeted area which can be used as gym, game room, or simply an area perfect for your guests or extended family. Double garage attached, and NEW ROOF IN 2025, and NEW INTERIOR PAINT! The property also has a rectangle backyard with back lane access and a very functional 26' X 18' deck. This deck has a recessed area from a removed hot tub which can simply be covered , or be utilized for the new owners' future improvement projects (The electric subpanel and cable are kept.; remarkable savings! See the supplement documents). This move-in-ready home has easy access to the major roads, and located close to parks, schools and transit. Book your showing today.