



GRASSROOTS
REALTY GROUP

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48 Covepark Place NE
Calgary, Alberta

MLS # A2328546



\$579,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters		

Inclusions: shed

The Ultimate Family Starter Home: Space, Style, and Location Positioned in an exceptional neighborhood within walking distance to six schools, this 4-bedroom, 3.5-bathroom residence is the ideal launchpad for a growing family. Upon entering, you are greeted by an abundance of natural light framing the main living area, anchored by a cozy gas fireplace. The heart of the home is a thoughtfully designed kitchen complete with a central island, a walk-in pantry, and ample storage for the home chef. Upstairs, the primary retreat comfortably hosts a king-sized bed and includes a dedicated walk-in closet and ensuite bath, alongside two additional bedrooms. The lower level has been transformed into a fully permitted, professionally finished basement. It showcases a spacious recreation room with new, waterproof-protected laminate flooring, a large fourth bedroom, and a stylishly appointed bathroom and laundry space featuring classic double herringbone tile. Beyond the interior, the property offers a sizeable rear deck with a gas line for easy grilling, a practical storage shed, and a history of meticulous maintenance. With mechanical peace of mind including PEX piping, a 2020 roof replacement carrying a 30-year transferable warranty, and updated stainless appliances, this home is entirely move-in ready.