



GRASSROOTS
REALTY GROUP

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247 Covington Close NE
Calgary, Alberta

MLS # A2331184



\$689,800

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Rectangular Lo		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s)		
Inclusions:	None		

Welcome to this beautifully maintained two-storey home in the highly sought-after community of Coventry Hills. Nestled on a large pie-shaped lot backing onto a peaceful greenspace with scenic walking and bike paths, this home offers privacy, nature, and a quiet family-friendly setting just steps from parks and playgrounds. With over 2,000 sq. ft. of developed living space, the bright open-concept layout is filled with an abundance of natural light throughout. The main floor features a spacious living room with a gas fireplace, a well-appointed kitchen with a centre island, pantry and breakfast nook, plus patio doors leading to a two-tier deck overlooking the greenspace. A convenient main-floor laundry room and 2-piece bath complete the main level. Upstairs you'll find a bright bonus room with vaulted ceilings, three bedrooms including a generous primary suite with a walk-in closet and ensuite featuring a soaker tub and separate shower, plus a full main bathroom. The unfinished basement is roughed in for plumbing and ready for your future development. Recent upgrades include a new roof, siding, soffits, fascia, eavestroughs, downspouts, a new rear window, a new garage door with opener, new carpeting throughout the second floor, and fresh neutral paint throughout both levels, including newly painted ceilings, creating a clean, modern, move-in-ready interior. Ideally located with easy access to Deerfoot Trail, this home is close to schools, shopping, restaurants, recreation facilities, public transit, the library, extensive walking paths and greenspaces, and is just minutes from Calgary International Airport—offering the perfect combination of comfort, convenience, and lifestyle.