



GRASSROOTS
REALTY GROUP

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16 Covebrook Place NE
Calgary, Alberta

MLS # A2331887



\$574,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Pantry, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to your perfect home in the sought-after community of Coventry Hills! This beautifully maintained two-storey home offers over 1,800 sq. ft. of thoughtfully designed living space and is truly move-in ready, with approximately \$40,000 in recent exterior improvements. Major upgrades include a new roof on both the house and detached garage, new siding on two sides of the home, a new garage door, new exterior doors, and a new rear window, providing both peace of mind and exceptional curb appeal. Step inside to a bright and inviting main floor featuring a spacious family room, a modern kitchen complete with stainless steel appliances, quartz countertops, and a sunny dining area that's perfect for everyday living and entertaining. A convenient main floor laundry room and powder room complete the functional layout, with easy access to the backyard. Upstairs, you'll find three generous bedrooms, including a spacious primary featuring a walk-in closet and a 4-piece dual access bathroom, the two additional bedrooms provide plenty of space for family or guests. The fully developed basement expands your living space with a large recreation room, an additional bedroom, and a full 4-piece bathroom; ideal for movie nights, a home office, teenager's retreat, or accommodating overnight visitors. Outside, you'll love the private backyard, complete with a deck perfect for summer BBQs, entertaining, or simply relaxing. The detached double garage is fully insulated and drywalled, offering excellent space for parking, storage, or a workshop. Ideally located close to numerous schools; including being within the North Trail High School district; parks, playgrounds, shopping, restaurants, public transit, and with quick access to Deerfoot Trail, Stoney Trail, and other major routes, this home offers exceptional convenience for families

and commuters alike. This is a fantastic opportunity to own a beautifully updated home in one of Calgary's most family-friendly communities. Book your private showing today with your favourite REALTOR®!