



GRASSROOTS
REALTY GROUP

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307 Covehaven View NE
Calgary, Alberta

MLS # A2333844



\$549,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,426 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: portable chain link dog run fencing on north side

FRESH, INVITING & FULL OF POSSIBILITIES! Welcome home to this bright and beautifully maintained 1,425 sq ft 4-level split, 3 + 1 bedrooms, 2 full baths, ideal for first-time buyers, young families, or anyone looking for flexible living space in a fantastic neighborhood. Featuring rich hardwood floors throughout the main and third levels, this home offers a warm, welcoming feel with an open, airy layout. The main floor showcases vaulted ceilings, oversized windows that flood the space with natural light, and timeless white cabinetry with stainless steel appliances that creates a fresh, contemporary atmosphere. Upstairs you'll find three comfortable bedrooms, while the fourth level offers an additional spacious bedroom, full bathroom, and a second laundry area—ideal for guests, teenagers, or extended family. The third-level walkout features a stylish illegal suite complete with large windows, a cozy corner fireplace, stainless steel appliances, and its own very open and bright living space. Sunny fully fenced west back yard for your future garden! Whether you're looking for room for family, a private home office, or the opportunity for supplemental rent, this versatile layout offers exceptional flexibility. Decorated in modern neutral tones throughout. Double detached garage (20x22) this move-in-ready home is located on a quiet street just a short walk to transit, restaurants, Superstore, Winners, Shoppers Drug Mart, and everyday amenities. With quick access to Deerfoot Trail, commuting across the city is fast and convenient. Hot water tank (2025), shingles (2024) If you've been searching for an affordable home in a great community with space to grow and incredible versatility, this one is not to be missed!