



GRASSROOTS
REALTY GROUP

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125 Coverton Circle NE
Calgary, Alberta

MLS # A2344665

\$575,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Ceiling Fans

This home presents an exceptionally hard-to-find combination: three upper-level bedrooms, a front ATTACHED DOUBLE garage, and a WALK-OUT basement, at a compelling price. Finding all three of these sought-after features together at this price point is a true rarity. Inside, the light-filled main level anchors around the expansive kitchen, where you will absolutely love the large central island, a convenient pantry, and an abundance of modern pot lights. Elegant under-mount lighting beautifully showcases the gorgeous backsplash, and the space comes complete with a brand-new over-the-range microwave. Moving upstairs, the upper level is thoughtfully designed for family living and premium sound separation, keeping all three bedrooms together while separating the primary suite from the two kids' bedrooms. The primary bedroom serves as a true retreat, complete with its own private ensuite bath and generous walk-in closet. The impressive walk-out basement features a SEPARATE ENTRANCE feature that opens up a world of possibilities for guests, older children, or future potential. The lower level also hosts a dedicated laundry area equipped with a brand-new washer and dryer, alongside an efficient HOT WATER ON DEMAND system for endless comfort. To top it all off, you get the ultimate peace of mind with recently replaced siding and newer shingles on the house. This complete package delivers incredible value that is ready for its next chapter.