



GRASSROOTS
REALTY GROUP

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133 Covebrook Close NE
Calgary, Alberta

MLS # A2347520

\$515,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Rear Door Shelf

Incredible opportunity to own this 4 bedroom home with over 2350 square feet of developed living space. Located on a quiet street, on an oversized lot, this is a great place to put down roots. Inside, a large front room functions as an office, reading area or music room. The main space at the back encompasses the kitchen, living room and dining area. The kitchen features a central island, updated appliances, a corner pantry and plenty of counter space. The living room is spacious with a large window that overlooks the yard. The dining area can easily fit a large table and an alcove serves as a mud room from the door to the yard. Upstairs, the primary suite is well-appointed with a walk-in closet and a 4 piece ensuite. Two additional big bedrooms and a 4 piece bath complete this level. The fully finished basement has been updated with vinyl plank floors and features a recreation room, a 4th bedroom, storage, laundry and a rough-in for a future bathroom. The west backyard has a deck and patio plus a nice lawn. The extra width at the back of the property (33’9”) ensures a dream garage can be built. Additional updates include replacement of the shingles and half of the siding in 2024. The deck and fence have been recently painted and the main floor has all been redone with laminate. This is a great location, close to schools, playgrounds and major transit routes.