



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

176 Covehaven Road NE
Calgary, Alberta

MLS # A2347828



\$629,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,343 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, No Back Lane, No Neighbours Behind, See		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE SATURDAY, OCTOBER 3RD 2:00-4:00 PM OVER A 100K OF RENOVATIONS! This spacious 2-storey FULLY RENOVATED detached home offers over 2,000 sq. ft. of living space located in the quiet community of Coventry Hills. Offering 5 bedrooms, 4 full bathrooms, and a fully developed suited basement, this home provides the space and flexibility to welcome families, investors, and those looking for rental income opportunities. This beautifully renovated home has been fully upgraded. New furnace, Hot water tank, new furnace, new Samsung appliances in the main-level kitchen, new roof, new vinyl plank and tile flooring, and the whole home inside and out has been freshly painted offering added peace of mind for years to come. The main floor features a bright and spacious living room (Fireplace) that leads to a functional kitchen (New appliances), dining area, and a convenient laundry room, and a 3-piece bath with plenty of space for everyday living and entertaining. Upstairs, you'll find extra closet space with three generously sized bedrooms, including a primary bedroom complete with a walk-in closet and private ensuite, plus an additional 4-piece bathroom. The fully developed basement features a sun-drenched kitchen, comfortable living area, two additional bedrooms, a full bathroom, laundry room, and separate exterior entrance, providing excellent flexibility for families, entertaining, and everyday living. At the rear of the property is a fully fenced, south-facing backyard, two large private decks offering plenty of space for gardening, outdoor activities, and entertaining, and a double attached garage with additional parking for 2 cars. Conveniently located near schools, parks, shopping, restaurants, recreation, public transit, and major roadways, this property provides easy access to a wide range of amenities. Don't miss out on this

Gem! It won't last long on the Market!