



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

152 Covewood Green NE
Calgary, Alberta

MLS # A2348554



\$559,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Pantry, Storage		

Inclusions: Living room shelf, all attached garage shelving, satellite on roof (disconnected), Vacuflow "as-is" seller has never used.

****Meticulously maintained with room to grow!**** This 1,536 sq ft two-storey in Coventry Hills comes with central A/C, new roof and siding (2025), newer furnace (2022), updated attic insulation (2022) and newer hot water tank (2019) - great peace of mind! Built in 2001 (NO Poly-B), it sits on a quiet street steps from a playground and has an oversized double detached garage with rear lane access. High-quality laminate flooring runs throughout the main floor. At the front, a spacious living room is flexible enough for a formal sitting area, a home office or a kids' playroom. At the back, a cozy, light-filled family room centres on a gas fireplace and opens to the kitchen and dining area. The kitchen is the heart of the home: warm wood cabinetry, granite countertops, stainless steel appliances and a central island with space to cook, serve and gather. A large corner pantry adds plenty of storage. The sunny dining nook overlooks the backyard, and a 2-piece powder room completes the level. Upstairs, the primary bedroom has a generous 4-piece ensuite with a corner soaker tub and a separate shower. Two additional good-sized bedrooms share the family 4-piece bath, and an upper-floor laundry room (new washer) so there's no carrying laundry up and down stairs. The well laid out basement has two large windows with significant space for a future recreation room, bedroom and bathroom. Outside, the large, fully fenced south-facing backyard enjoys sunshine all day. There's plenty of room for summer barbecues, gardening, and space for kids & pets to play. Step outside the back gate and you're at the playground & great green space - perfect for families. The oversized double detached garage will easily accommodate your vehicles and adds additional storage. Enjoy everyday convenience with top amenities close by, including Coventry Hills, Nose Creek and St. Clare

schools, a variety of shopping and recreation at Vivo. Stoney Trail, Deerfoot Trail and the airport are only minutes away. Move-in ready at a new price. Book your showing today!