



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

187 Covington Close NE
Calgary, Alberta

MLS # A2348715



\$599,999

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,287 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Storage Cabinets in Basement		

OPEN HOUSE SATURDAY OCT 3RD 1:30-3:30PM! Welcome to 187 Covington Close! This home has been meticulously maintained by its long-time owners for 30 years and is ready for its next chapter. Situated on a large lot, this home is surrounded by long-time, friendly neighbours and an abundance of green space. Backing onto a beautiful green space and walking paths that take you to Nose Creek Park, you are sure to enjoy this peaceful view year-round. The kitchen has been fully renovated, offering granite countertops, stainless steel appliances, a gas stove, soft-close cabinetry, an oversized pantry with pull-out drawers and an enlarged kitchen window over the sink to take in the view and bring in plenty of natural light. Your dining room is situated in front of a large window and is big enough to comfortably accommodate a six-person table. Off the dining room, you have direct access to your newer back deck, complete with glass railings and a gas line for your BBQ. The living room offers a cozy space for entertaining, movie nights and gathering around the custom fireplace. Moving upstairs, you will find a spacious primary bedroom offering a large window, a feature wall, an ensuite with a full shower and double sinks, as well as a massive walk-in closet with shelving. A true retreat! This upper floor is completed with another bedroom and a fully renovated four-piece bathroom. The third bedroom on this floor was converted into a walk-in closet for the primary bedroom, but could easily be converted back into a third bedroom. Moving downstairs, you're welcomed by a spacious rec room and a third bedroom with a 3 piece ensuite ensuite. The large windows in the basement offer a ton of natural light, and this bedroom is ideal for a teenager, guests or a home office. Outside, you'll enjoy the beautifully landscaped backyard, complete with a large

deck, concrete walkway leading to your built-in fire pit and a new fence. Upgrades in the home include central air conditioning (2019), furnace (2019), roof (2016), siding (2017), hot water on demand (2022) washer & dryer (2020), kitchen appliances (2020)and NO Poly-B plumbing. This home is truly move-in ready, with all of the major maintenance items already taken care of. Sited in the established community of Coventry Hills, this home offers a convenient North Calgary location with everyday amenities, schools, parks and pathways all close by. With Nose Creek green space and pathway access right outside your backyard, you can enjoy added privacy and a little more nature without giving up the convenience of city living. Families will appreciate having both public and Catholic school options nearby, while shopping, restaurants, services and everyday essentials are just minutes away at Coventry Hills Centre. Easy access to Deerfoot Trail and Stoney Trail makes getting around Calgary simple, whether you're heading downtown, across the city or to the airport. It's a location that truly offers the best of both worlds. Call for a private viewing!