



GRASSROOTS
REALTY GROUP

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279 Covehaven View NE
Calgary, Alberta

MLS # A2349420



\$599,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,460 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Located on a quiet street in Coventry Hills, this immaculately maintained, fully renovated turn-key 4-level split offers 1,460 sq. ft. above grade, 3 bedrooms, 2 full bathrooms, and an additional family room with backyard access. Showcasing an open-concept layout with vaulted ceilings, this home blends stylish updates with functional family living. The beautifully updated chef's kitchen features quartz countertops, soft-close cabinetry, and a stainless steel appliance package, while recent upgrades include central air conditioning, new siding, new roof, new washer and dryer, and a high-efficiency Lennox furnace (2020). The bedrooms include walk-in closets, adding comfort and convenience throughout. The lower level offers a versatile retreat, complete with rear entry access, a built-in desk area ideal for remote work, ample storage, and a spacious living area centered around a cozy gas fireplace. The fully finished basement includes a third bedroom, a full 4-piece bathroom, laundry room, and additional crawl space storage. Outside, the spacious backyard is ready for spring and summer enjoyment, featuring a newly built deck and a double detached garage built in 2021 - perfect for entertaining, relaxing, and spending time with family and friends. Ideally located just minutes from Calgary International Airport, Vivo for Healthier Generations Rec Centre, nearby schools, Deerfoot Trail, Stoney Trail, and Country Hills Town Centre, this exceptional home offers the perfect combination of comfort, convenience, and lifestyle.