



GRASSROOTS
REALTY GROUP

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50 Coverton Close NE
Calgary, Alberta

MLS # A2352757

\$515,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,011 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Storage, Vaulted Ceiling(s)		

Inclusions: NA

RARE FIND IN COVENTRY HILLS! Situated on a HUGE corner lot, this beautifully maintained, move-in-ready home offers an exceptional combination of space, privacy, and functionality. Featuring an oversized, fully fenced backyard, double detached garage, and the added bonus of NO PUBLIC SIDEWALK TO SHOVEL, this property truly stands out! Inside, you'll find three generously sized bedrooms, all large enough to comfortably accommodate king-sized beds, along with two full bathrooms featuring relaxing soaker tubs. The spacious lower-level recreation room is filled with natural light from oversized windows, creating a bright and inviting space for relaxing or entertaining. Step outside to your own private backyard oasis, beautifully landscaped with mature apple trees, raspberry bushes, and an abundance of space to enjoy the outdoors. The enclosed deck has been thoughtfully transformed into a charming sunroom, offering a peaceful, private retreat to enjoy throughout the seasons. Additional enclosed storage beneath the deck, along with a separate storage shed, ensures plenty of room for all your outdoor equipment and seasonal essentials. Meticulously cared for and situated on an impressive oversized lot, this home offers a rare opportunity to enjoy space, comfort, and convenience in the established community of Coventry Hills. With its exceptional outdoor space, versatile layout, and pride of ownership throughout, this is a property you won't want to miss!