

137 Coverton Circle NE  
Calgary, Alberta

MLS # A2236828



# \$639,000

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*DOUBLE OPEN HOUSE THIS WEEKEND! Sat and Sun 2-4pm\*\* Aug 9 and 10th!!** Stunning Remodel with Walkout Basement and Nature Views! This beautifully renovated 3-bedroom home with a fully finished walkout basement is nestled on a quiet street in a fantastic neighbourhood. From the moment you arrive, you'll appreciate the thoughtful upgrades and move-in-ready condition of this exceptional residence. Step into the open, vaulted foyer that leads to a spacious living room with a cozy gas fireplace &mdash; perfect for relaxing evenings. The stunning kitchen features quartz countertops, a central island, brand-new stainless steel appliances, a new pantry, and ample prep space. Just off the kitchen is a newly added powder room for added convenience. The adjacent dining area flows onto a large deck overlooking a generous backyard and a tranquil nature reserve. Upstairs, the spacious primary bedroom boasts huge windows, a walk-in closet, and an updated ensuite with a new vanity and toilet. Two additional well-sized bedrooms and a fully updated 4-piece bathroom complete the upper level. The walkout basement offers even more living space with a large recreation room, second fireplace, and a den area&mdash;ideal for a home office or gym. A luxurious spa-like bathroom with a jetted tub and a massive laundry room with abundant storage round out this level. Enjoy the outdoors on the expansive concrete patio that spans the width of the home and leads to a private, fully fenced yard. Recent upgrades include new lighting, baseboards, railings, paint, flooring, vanities, toilets, and faucets throughout. The exterior has also been refreshed with new shingles, siding, eavestroughs, and exterior paint. Ideally located with quick access to Stoney Trail and Deerfoot Trail, this home is also close to several schools&mdash;two public, two separate, and one high

school. This is truly a turnkey property with outstanding updates and a serene setting. Don't miss your chance—book your private showing today!