

**112 Covington Rise NE**  
**Calgary, Alberta**

**MLS # A2222170**



**\$599,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Vinyl Windows		

**Inclusions:** Central Vac System & attachments (as is)

Great starter home on a quiet street in desirable Coventry Hills! This fully developed home offers plenty of updates including new vinyl plank flooring in 2024 and a brand-new shingles and gutters on home and garage with 15 yr warranty in May 2025, updated light fixtures, and freshly painted in 2024. Step in to the bright living room with a bay window at the front of the home. A fantastic kitchen has white cabinetry, stainless steel appliances, newer backsplash, and space for an eating area. The adjacent dining area has plenty of space for a good-sized dining area plus access to the large deck through the sliding patio door. The private 2-pce bathroom has convenient main floor laundry as well. Upstairs, the spacious primary bedroom has a walk-in closet and cheater access to the upper 4-pce bathroom with a soaker tub and full tile surround. Two additional kids' rooms complete the upper floor. The fully finished basement has a family room, flex area great for a home office, and two additional bedrooms (not egress windows). The SE-facing back yard has a large deck, oversized double detached garage, and side concrete pad. This is NOT a zero-lot line and there is NO poly-B plumbing in the home. Carpets and furnace have both been recently professionally cleaned.