

75 Covewood Park  
Calgary, Alberta

MLS # A2251124



**\$535,000**

|           |                           |        |                   |
|-----------|---------------------------|--------|-------------------|
| Division: | Coventry Hills            |        |                   |
| Type:     | Residential/House         |        |                   |
| Style:    | Bungalow                  |        |                   |
| Size:     | 1,015 sq.ft.              | Age:   | 1997 (28 yrs old) |
| Beds:     | 3                         | Baths: | 2                 |
| Garage:   | Double Garage Detached    |        |                   |
| Lot Size: | 0.11 Acre                 |        |                   |
| Lot Feat: | Back Yard, Pie Shaped Lot |        |                   |

|             |                          |            |     |
|-------------|--------------------------|------------|-----|
| Heating:    | Forced Air               | Water:     | -   |
| Floors:     | Hardwood, Laminate, Tile | Sewer:     | -   |
| Roof:       | Asphalt Shingle          | Condo Fee: | -   |
| Basement:   | Finished, Full           | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | R-G |
| Foundation: | Poured Concrete          | Utilities: | -   |
| Features:   | Stone Counters           |            |     |

**Inclusions:** Shed, Patio Umbrella on deck, concrete pad and pergola, rain water barrels

Welcome to a bright, thoughtfully upgraded home that shows true pride of ownership. Offering almost 2,000 sq. ft. of total living space, this beautifully maintained property features 3 bedrooms, 2 bathrooms, and an UPGRADED KITCHEN with NEW APPLIANCES, providing a functional layout perfect for everyday living. The light-filled interior flows to a private backyard oasis &mdash; an entertainer&rsquo;s paradise ideal for gatherings or quiet relaxation &mdash; complemented by an OVERSIZED, HEATED, SPRAY-FOAMED GARAGE. Major updates include a ROOF and SIDING REPLACED in 2024, FURNACE AND HOT WATER TANK REPLACED in 2018, an ECOBEE SMART HOME SYSTEM, and a CAMERA SECURITY SYSTEM. With schools just blocks away, plus nearby parks, shopping, and transit, this move-in ready home checks all the boxes!