

**84 Covepark Drive NE  
Calgary, Alberta**

**MLS # A2249751**



**\$575,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** Power recliner sofa in basement, attached shelving in rooms, patio lights on deck, undercabinet, lighting, LED lighting in master closet

Welcome to 84 Covepark Drive – where style, comfort, and convenience come together in the heart of Coventry Hills. With over 2,000 sq. ft. of beautifully developed living space, this home has been thoughtfully updated to offer both function and charm. The bright and inviting living room greets you with custom built-ins and a cozy gas fireplace, perfect for relaxing evenings. The stunning upgraded kitchen (2019) is the heart of the home, featuring a massive island & breakfast bar, modern finishes, and endless counter space, while natural light pours into the dining nook overlooking your private backyard. Step outside to your huge back deck, a double detached garage, and a beautifully landscaped yard designed for gatherings, play, and summer evenings under the stars. Upstairs, you’ll find three generous bedrooms, including a serene primary suite with it’s own private 4-piece ensuite. A second full bath is perfectly situated for the kids to share. The fully developed basement extends your living space with a large rec room/family room, a flex space that could easily be converted to a 4th bedroom, another 3-piece bathroom, and convenient laundry. This home is truly move-in ready with major updates already completed: • Kitchen & hardwood (2019) • Half bath upgrade (2019) • Roof shingles (2025) • Furnace & A/C (2021) • Hot water tank (2019) • Triple-pane windows above grade (2023) • Permitted basement development & garage The location is exceptional—walk your kids to school (elementary, middle, and high), enjoy the VIVO Recreation Centre, nearby parks, and endless shopping. Transportation is a breeze with quick access to Stoney Trail, Deerfoot Trail, Calgary Transit routes, and an easy commute to the airport or downtown. Coventry Hills continues to be one of Calgary’s most

vibrant and sought-after communities, offering everything you need at your doorstep. Homes like this don't come along often. Don't miss your chance to make it yours.