

41 Covette Bay NE
Calgary, Alberta**MLS # A2256821****\$824,900**

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home

Water: -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-G**Utilities:** -**Inclusions:** N/A

Beautiful 2-storey walkout in Coventry Hills with 2,884 sq ft of developed space. Situated on a quiet cul-de-sac with a large pie lot and south backyard. Main floor features 9-ft ceilings, tile floors, spacious living room with fireplace, and a modern white kitchen with granite counters, stainless steel appliances, walk-through pantry, and island. Upstairs offers a vaulted bonus room plus 3 bedrooms including a primary suite with 6-pc ensuite. Walkout basement is fully finished with rec room, kitchen, bedroom, and full bath. Close to schools, shopping, transit, and Vivo Centre.