

**46 Coverdale Way NE**  
**Calgary, Alberta**

**MLS # A2249872**



**\$529,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, French Door, Laminate Counters, Storage, Walk-In Closet(s)		

**Inclusions:** bathroom shelf in both bathrooms, shelf in upstairs, mounts, coat rack at landing, heater (gas) in garage, closet organizer

OPEN HOUSE SATURDAY, OCT 11 FROM 2-4PM\*\*\*\*\*Location truly matters, and this charming home offers the best of both convenience and comfort. Ideally situated near walking paths, schools, parks, and a shopping centre with grocery stores, theatres, restaurants, and a wide variety of shops, everything you need is just minutes away. With quick access to both Stoney Trail and Deerfoot Trail, commuting throughout the city is effortless. Immaculately maintained and offering over 1,600 square feet of living space, this cozy home welcomes you with a front porch set along a beautiful tree-lined street. The large reverse pie lot provides extra privacy with generous space on both sides of the property, while a paved back alley adds distinction. Inside, the spacious foyer leads to a bright and inviting living room. The kitchen provides abundant cabinetry and room for a full-sized dining table, with access to a large deck complete with gas line&mdash;perfect for summer barbecues. Laminate flooring flows throughout the main level, which also features a half bath with laundry and the convenience of a built-in vacuum system with attachments. Upstairs, you&rsquo;ll find three comfortable bedrooms, including a generous master bedroom with a walk-in closet. The main four-piece bathroom has been tastefully updated. The fully finished basement expands your living space with a large recreation room, an additional bedroom, and another full bathroom. The backyard is fully fenced with fresh sod, simple landscaping, and plenty of room to enjoy. A double detached garage that is heated, fully drywalled, and insulated completes the package. Recent updates include brand-new shingles on both the house and garage, new siding, fresh sod in the backyard, and a freshly painted deck. This home shows pride of ownership throughout and combines comfort, functionality, and an

unbeatable location. A must-see property that truly shines!