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67 Coverton Green NE Calgary, Alberta

MLS # A2355731

$759,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,770 sq.ft.	**Age:**	1998 (28 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Back Lane, See		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

Inclusions: (hot tub as is) very small leak, solar panels, chicken coop, shed, gazebo, Lorex camera system with 6 cameras, wall A/C/heater in master bedroom, TV & mount in lower bedroom. a/c wall unit in master bedroom

Backing onto Ravine. This is more than just a home; it's where memories were made! Lovingly owned by the original owners, this incredible property has been the heart of so many family memories. The kids were raised here, and with a pickleball and basketball court in the summer and an ice rink in the winter, it was always the place where all the kids wanted to hang out! Now it's time for a new family to make memories of their own. This stunning home is loaded with upgrades, thoughtful features and over 2,500 sq. ft. of developed living space, offering a total of 4 bedrooms and 3.5 bathrooms. The main floor welcomes you with a spectacular two-storey great room featuring soaring ceilings, enormous windows that fill the space with natural light, and an upgraded gas fireplace. The beautifully updated kitchen is sure to impress, offering granite countertops, an island, top-of-the-line stainless steel appliances, a gas stove, under-mount lighting and plenty of workspace. The kitchen flows seamlessly into the dining area, with access to the huge deck complete with a gazebo and gas line for your BBQ. The main floor is finished with beautiful travertine and hardwood flooring, a convenient 2-piece bathroom and laundry area. Upstairs, you'll find a desk space at the top of the stairs, a 4-piece bathroom and three generously sized bedrooms. The spacious primary retreat features vaulted ceilings, a walk-in closet and a full ensuite with a relaxing soaker tub. The upper bathroom has also just had new tile installed. The fully developed walkout lower level offers even more living space, featuring the fourth bedroom with a built-in dresser, a 3-piece bathroom, utility room, storage area and a large family room complete with a cozy wood-burning stove. There's also a games area currently being used as a gym. Step outside to enjoy the hot tub and the incredible games court, complete with a professional

lighting pole that illuminates the entire court – perfect for evening games and entertaining! The list of additional upgrades and features is extensive! The home has a new furnace (approximately 1 year ago), a hot water tank replaced approximately 2 years ago, new shingles in 2024 and solar panels installed in 2025. An added bonus is the incredible performance of the solar panels! Over the past 12 months, they generated just under $2,000 in profit. The lower deck features top-of-the-line Yellow Balau decking, while the upper great room window has an electric blind. You'll also appreciate the Phantom screen on the kitchen door, privacy screen, concrete walkway along the side of the home and underground sprinklers. For those who have always dreamed of having their own chickens, this property has you covered! The sellers have a permit for three chickens, and there's already a chicken coop in place. The sellers are willing to leave their one chicken for the new owners if desired! From the incredible indoor living spaces to the amazing outdoor entertaining areas. this home truly has it all.

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