



THE
A-TEAM

**RE/MAX
FIRST**

131 COVEPARK Way, Calgary T3K 5T7

MLS@#: **A2170970** Area: **Coventry Hills** Listing **10/04/24** List Price: **\$598,000**
 Status: **Active** County: **Calgary** Change: **-\$2k, 24-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2003** Abv Sqft: **1,339**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,261 sqft** Ttl Sqft: **1,339**
 Lot Shape:

DOM

25
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane, Pie Shaped Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame, Wood Siding**
 Heating: **Forced Air, Natural Gas** Flooring: **Laminate**
 Sewer: Ext Feat: **Balcony, BBQ gas line, Private Entrance, Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
 Int Feat: **Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Wet Bar, Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 15`1"	Kitchen	Main	14`0" x 13`8"
Dining Room	Main	13`0" x 12`4"	2pc Bathroom	Main	4`8" x 4`7"
Bedroom - Primary	Second	13`5" x 12`7"	4pc Bathroom	Second	9`11" x 9`7"
Bedroom	Second	10`8" x 9`4"	Bedroom	Second	10`6" x 9`3"
3pc Bathroom	Basement	8`7" x 6`8"	Game Room	Basement	28`8" x 17`11"
Furnace/Utility Room	Basement	17`11" x 8`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0310139

Zoning:
R-G

Remarks

Pub Rmks:

Open House Sunday Oct 27th 2:00 - 4:00. Nestled on a tranquil street just a block from Coventry Hills School, this meticulously maintained 1,340 sq. ft. two-story residence, built in 2003 by Jayman Master Builders, is ready for its next family. Step inside to discover a bright and airy open floor plan, highlighted by a spacious entryway and a cozy living room featuring a gas fireplace—perfect for gatherings or quiet evenings in. The heart of the home is the central kitchen, boasting abundant cabinet and counter space, a large island with breakfast bar, and a delightful window above the sink that brings in natural light. The adjoining dining area provides easy access to the main patio, ideal for outdoor entertaining. Upstairs, the generous primary bedroom comes complete with a walk-in closet, while two additional well-sized bedrooms and a stylish main bathroom with both a soaker tub and stand-up shower offer comfort and convenience for the whole family. Complete with a separate entrance the fully finished walkout basement is an entertainer's dream, featuring a spacious recreation room with a wet bar, a three-piece bathroom with a luxurious tiled walk-in shower, and a versatile fourth bedroom/den. Enjoy seamless access to the lower patio, double garage, and backyard through a dedicated door. Additional highlights include a gas line for your BBQ on the main deck, exterior blackout security blinds on west-facing windows, and a new roof for both the house and garage (installed in 2019). This home is truly a gem in a family-friendly neighborhood. Don't miss your chance—call today to schedule your viewing!

Inclusions:
Property Listed By:

RE/MAX Complete Realty

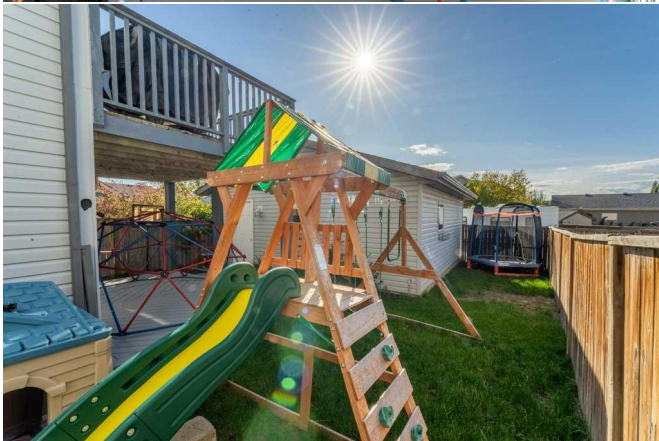
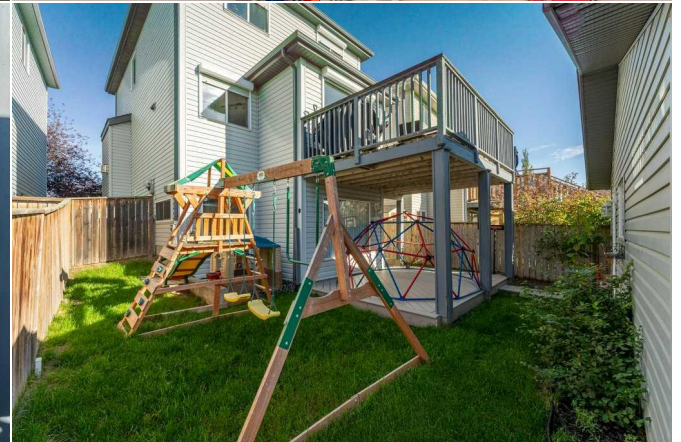
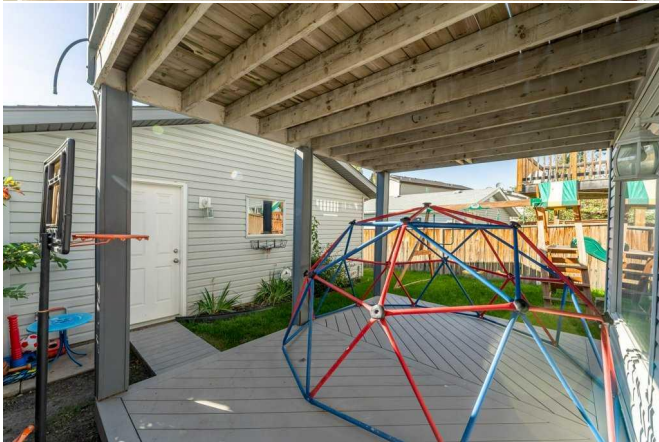
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











131 Covepark Way NE, Calgary, AB

Main Floor Exterior Area 131.81 sq ft
Interior Area 644.96 sq ft



PREPARED: 2024/10/04



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

131 Covepark Way NE, Calgary, AB

2nd Floor Exterior Area 627.20 sq ft
Interior Area 596.20 sq ft
Excluded Area 4.68 sq ft



PREPARED: 2024/10/04



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131 Covepark Way NE, Calgary, AB

Basement (Below Grade) Excluded Area 715.08 sq ft
Interior Area 602.10 sq ft



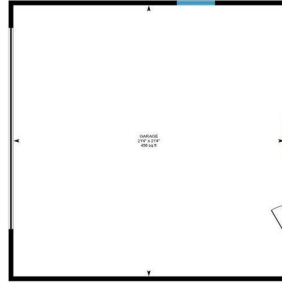
PREPARED: 2024/10/04



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

131 Covepark Way NE, Calgary, AB

Garage (Below Grade) Excluded Area 488.72 sq ft



PREPARED: 2024/10/04



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