



## 63 Coverdale Way Calgary Alberta

\$565,000

Welcome to 63 Coverdale Way NE, a lovingly maintained family home located in the sought-after community of Coventry Hills! With schools, parks, shopping, and quick access to Stoney and Deerfoot Trails, this neighborhood is perfectly suited for families and professionals alike. Meticulously maintained and cared for by the same owner for 24 years, this home exudes pride of ownership and offers a thoughtful layout that's perfect for creating lasting memories. As you approach, the home's clean curb appeal invites you inside. Step through the front door to be greeted by vaulted ceilings that create a sense of openness, while large windows fill the space with natural light. The living room features a charming bay window making it the ideal spot to relax and unwind. The kitchen, with ample cabinetry and counter space, flows seamlessly into the dining area—perfect for family meals or entertaining. Down the hall, you'll find two well-sized bedrooms, including the primary ensuite, which boasts a luxurious double vanity and a serene ambiance. The fully developed basement expands the living space with a cozy gas fireplace, offering flexibility for a rec room, home office, or workout area and includes a bedroom privately nestled into the back. Out back, the true standout awaits! Situated on a pie-shaped lot, the spacious backyard provides endless opportunities for outdoor living. Whether you're gathering around the fire pit, hosting summer barbecues, or enjoying the extra space for play or gardening, this yard is a rare gem. The oversized garage has seen some improvements with insulation, a heater and has a brand new roof! This one-owner home has been lovingly cared for and is ready for a new family to make it their own. Don't miss your chance to own this Coventry Hills treasure at 63 Coverdale Way NE—a perfect blend of space, comfort, and community living! (id:6769)

Bedroom 11.83 Ft x 8.50 Ft  
3pc Bathroom 8.08 Ft x 5.33 Ft  
Family room 19.83 Ft x 17.08 Ft  
Foyer 5.83 Ft x 4.75 Ft  
Primary Bedroom 14.67 Ft x 11.58 Ft

Bedroom 11.33 Ft x 9.25 Ft  
5pc Bathroom 8.92 Ft x 8.25 Ft  
Kitchen 13.17 Ft x 18.92 Ft  
Dining room 9.75 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://shawn.getty@exprealty.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)