



## 91 Covepark Rise Calgary Alberta

\$600,000

One of the best locations in all of Coventry Hills for its walkability to 6 schools as well as to shopping/recreation amenities. This home on a corner lot with 1 neighbor is very clean & well maintained. The main floor living room features a gas fireplace for those cold winter months and upstairs there are 3 very sunny and bright bedrooms and a full bathroom. The open concept kitchen is well designed, it has an island and ample counter/cabinet space, and there is a new LG refrigerator (2020). The basement, which includes a 3-piece bathroom, was professionally renovated (October 2021) by Basement Builders and has a 5-year warranty and just may be your favorite place to hang out. There are new smoke and CO detectors (July 2024) on the main and upper floor. The furnace and ducts were serviced and cleaned (Aug 2024) and there is a new hot water tank (July 2022). The spacious backyard has an 8-head sprinkler system and could allow for RV access/parking with some modifications. The double garage and paved alley will also be appreciated by car enthusiasts or those who just don't like a dusty/gravel alley. New shingles (2023), new fence on the right side (July 2018). (id:6769)

Recreational, Games room 25.75 Ft x 17.83 Ft  
4pc Bathroom Measurements not available  
Dining room 8.00 Ft x 7.83 Ft  
Living room 16.42 Ft x 18.33 Ft  
Kitchen 13.33 Ft x 19.08 Ft

2pc Bathroom Measurements not available  
Primary Bedroom 12.17 Ft x 12.00 Ft  
Bedroom 13.42 Ft x 9.25 Ft  
Bedroom 10.17 Ft x 11.33 Ft  
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca