

**41 Covette Bay NE**  
**Calgary, Alberta**

**MLS # A2269351**



**\$779,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,069 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<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>	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>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Welcome to 41 Covette Bay NE in Coventry Hills, a quiet cul de sac location perfect for families. This well kept home sits on a large pie shaped lot with a sunny south facing backyard and plenty of room to play or garden. Major updates include a new roof and new siding completed last year, offering peace of mind for years to come. Step inside to find 9 foot ceilings, bright windows, and an open main floor ideal for everyday living and entertaining. The kitchen offers plenty of storage, stainless steel appliances, and a large dining area that flows seamlessly to the patio. Upstairs you will find spacious bedrooms, including a primary suite with a walk in closet. The basement provides flexible space for a home office, gym, or guest room. Enjoy quick access to Vivo Recreation Centre, Country Hills Town Centre, and top rated schools. Easy routes via Stoney Trail and Deerfoot Trail make commuting simple. This home offers comfort, updates, and an excellent location in one of North Calgary's most desirable family neighbourhoods. Don't miss it.