

# \$575,000 - 260 Covepark Rise Ne, Calgary

MLS® #A2255778

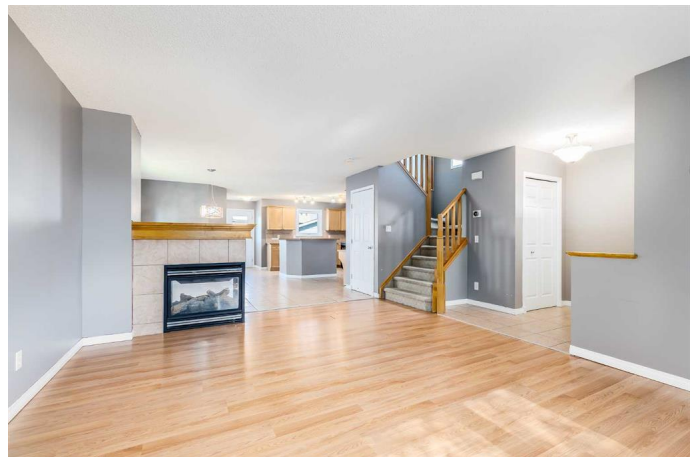
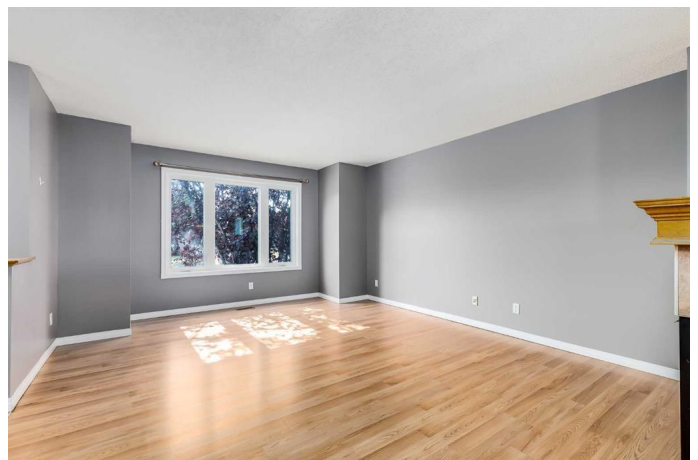
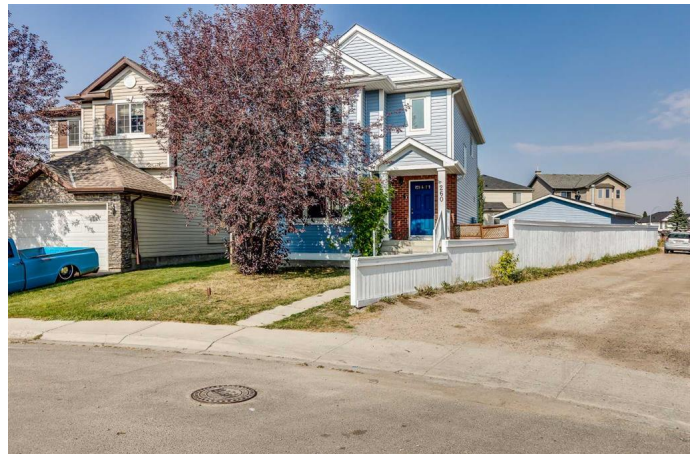
**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,677 sqft

Residential on 0.13 Acres

Coventry Hills, Calgary, Alberta

With over 2,500 sq. ft. of developed living space, this two-storey home offers 4 bedrooms, 3.5 bathrooms, and the benefit of having only one neighbour beside you on a giant pie-shaped lot in Coventry Hills. A heated double detached garage, RV parking with a convenient alley layout, and a large backyard make this property both functional and versatile. The open-concept main floor is designed for everyday living and entertaining, with laminate flooring in the dining room and large windows that fill the home with natural light. The living room is anchored by a three-way gas fireplace that connects seamlessly to the dining area, creating a warm, inviting atmosphere. The kitchen is both functional and spacious, featuring an island with seating, a corner pantry, and extensive cabinetry and counterspace. A two-piece powder room completes the main level. Upstairs, the primary retreat offers a walk-in closet and a four-piece ensuite for added privacy. Two additional bedrooms, each with their own walk-in closet, share another four-piece bathroom, providing plenty of room for family or guests. The finished basement expands the living area with a large recreation room, an additional bedroom, and a three-piece bathroom featuring an oversized tiled shower with a bench and glass doors. A dedicated laundry room and extra storage complete this level. The backyard is a highlight of the property, with a large deck for barbecues and outdoor gatherings, a massive



grassed area for play, and the 25x23 heated garage offering workshop potential or space for vehicles. The RV parking pad accommodates units of any size, with a wide alley configuration that makes maneuvering easy. Located in the desirable community of Coventry Hills, this home is steps from the walking and biking paths of Nose Creek Park, and close to playgrounds, green spaces, and schools. Coventry Hills School, Nose Creek, and North Trail High School are all within walking distance. The location also offers quick access to Stoney Trail and Deerfoot Trail, with the shops, restaurants, and services of Country Hills only minutes away. Transit options are nearby, and the airport is only 15 minutes away. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255778    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,677       |
| Acres          | 0.13        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                      |
|---------|----------------------|
| Address | 260 Covepark Rise Ne |
|---------|----------------------|

|             |                |
|-------------|----------------|
| Subdivision | Coventry Hills |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T3K 6G3        |

### **Amenities**

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                 |
| Parking        | Alley Access, Double Garage Detached, Heated Garage, Oversized, RV Access/Parking |
| # of Garages   | 2                                                                                 |

### **Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings    |
| Heating           | Forced Air                                                                                 |
| Cooling           | None                                                                                       |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Gas, Living Room, Three-Sided                                                              |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Lane, Cul-De-Sac |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 14                   |
| Zoning         | R-G                  |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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