

# \$575,000 - 31 Covepark Rise Ne, Calgary

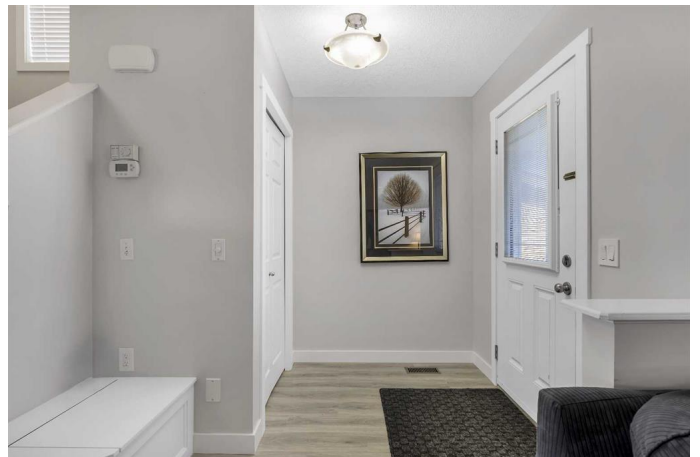
MLS® #A2242595

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,641 sqft  
Residential on 0.10 Acres

Coventry Hills, Calgary, Alberta

\*\*\* Open House this Saturday, July 26, 2025, from 2:00 p.m. to 4:00 p.m.\*\*\* Bright, Updated Family Home with Double Garage and Finished Basement Set on a quiet street with fantastic curb appeal, this beautifully finished two-story home with almost 2,400 sq ft of living space offers a perfect blend of modern upgrades, cozy charm, and everyday functionality. The main floor welcomes you with fresh vinyl flooring, a bright living room filled with natural light, and a warm two-way fireplace that creates a focal point between the living and dining spaces. The kitchen is stylish and practical—featuring new granite countertops, a tile backsplash, stainless steel appliances (including a new fridge and stove in 2025), and an oversized island that invites family and guests to gather. The dining nook is surrounded by windows, making meals feel relaxed and inviting. Upstairs, you'll find two comfortable bedrooms with a walk-in closet, a spacious primary suite, and a large 4-piece ensuite with a soaker tub. A second full bath completes the upper level. The basement is thoughtfully developed and nearly complete. It offers a generous fourth bedroom with a large, code-compliant egress window, a cozy TV/movie room wired with 7-speaker surround sound, and a laundry room. The bathroom is roughed-in and ready, with plumbing, hardware, and heated floor tiles already purchased—just waiting for your finishing touch. You'll also find built-in bookshelves, in-ceiling speakers, and plenty of



storage throughout. Step outside to a fully fenced backyard with garden boxes ready for a summer harvest. A large side deck with a gas BBQ hookup and outdoor speakers makes it perfect for entertaining. The oversized 24â€™™ x 24â€™™ garage is a standout featureâ€”fully wired, with dual overhead doors for ventilation and easy access, a workbench, and gas and data lines already run to it. Additional features include: two of the triple-pane windows (2024), a new roof and siding (2025), air conditioning, humidifier, and water softener. Paved back alleyway, in-ceiling speakers in multiple rooms, doorbell camera, recent vent cleaning, and yearly HVAC service. Central vac rough-in and surround sound wiring throughout. Located in a vibrant, family-friendly community near schools, the VIVO Rec Centre, and shopping, with quick access to both Deerfoot and Stoney Trail, this home is move-in ready and built for real living. Come see it today.

Built in 2006

Essential Information

MLS® #	A2242595
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,641
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Covepark Rise Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6G2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Irregular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2025
Days on Market	1
Zoning	R-G

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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