



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

178 Covemeadow Crescent NE
Calgary, Alberta

MLS # A2217704



\$599,999

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,563 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: none

Open house on Saturday 1-4pm !!! Welcome to this beautifully finished 1,574 sq ft two-storey home situated on a desirable corner lot with fantastic curb appeal. The bright and inviting main floor features a spacious living room bathed in natural light thanks to an abundance of windows. The open-concept maple kitchen includes white appliances, an oversized central island, and a cozy dining nook surrounded by windows. Just off the dining area is a flexible space—perfect as a family room, home office, den, or even an extra bedroom. Upstairs you'll find a generous primary bedroom with a walk-in closet, two additional bedrooms, and a full 4-piece bathroom. The fully developed basement offers a versatile family/games room complete with a wet bar, a fourth bedroom, and a 2-piece bath. The fully fenced backyard includes a large side deck—ideal for entertaining—and the oversized double detached garage is a mechanic's dream: fully finished, insulated, heated, wired with 220V, and complete with power, gas, water & drainage, and storage loft. Located in a vibrant community close to schools, shopping, VIVO, and with easy access to both Stoney and Deerfoot Trail.