



GRASSROOTS
REALTY GROUP

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103 Covemeadow Road NE
Calgary, Alberta

MLS # A2238151



\$589,800

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: N/A

Upgraded Two-Storey Walkout with Oversized Double Garage (click the media link to view the virtual tour so you can see floor to ceiling in each room!) Impeccably maintained four-bedroom residence featuring a fully developed walkout level and numerous quality enhancements. Brand new windows (2023), new flooring on the main and upper levels (2023), and comprehensive roof replacement (2023) with additional work on the north and west sides in 2025. New siding was installed on the north and west sides of both the house and garage in 2025. The interior offers a welcoming living room with a feature fireplace and a bright, open kitchen complete with ample cabinetry, a centre island, walk-in pantry, and newer stainless-steel appliances. The adjacent dining area leads to a spacious upper deck, ideal for entertaining. On the upper floor, the primary suite includes a walk-in closet and private access to the four-piece bathroom, while two additional bedrooms provide impressive city views. The professionally finished basement encompasses a generous recreation room, a fourth bedroom with its own walk-in closet, and a modern three-piece bathroom. The exterior boasts a fully fenced, south-facing backyard, landscaped with poured concrete patio and sidewalks. An oversized 22' x 24' garage offers abundant parking and storage capacity. Situated close to shopping, dining, schools, and transit options, this property offers convenience, style, and comfort. Arrange your private viewing today & we can't wait to show you around!