



**GRASSROOTS**  
REALTY GROUP

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**47 Covemeadow Close NE**  
**Calgary, Alberta**

**MLS # A2240775**



**\$554,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private, Rectangular Lo		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** Alarm and Doorbell Camera

Welcome to Your Dream Home in Coventry Hills! Nestled in the vibrant and family-friendly community of Coventry Hills, this beautifully updated 4-bedroom semi-detached home offers the perfect combination of modern comfort, style, and convenience. With numerous recent upgrades and a functional layout, this home is move-in ready and waiting for you. Step inside to a bright and inviting open-concept main floor, featuring fresh paint throughout, luxury vinyl plank flooring, and soaring 9 ft ceilings. The spacious living room with a cozy fireplace is ideal for relaxing evenings, while the designated dining area provides the perfect space for hosting gatherings. The well-appointed kitchen features a central island, new dishwasher, and ample counter space to inspire your culinary adventures. A convenient powder room rounds out the main level. Upstairs, you'll find brand new carpet and a serene primary bedroom with a large walk-in closet, plus two additional bedrooms and a modern 4-piece bathroom to accommodate family or guests comfortably. The fully finished basement adds valuable living space with a versatile rec room, a fourth bedroom, a den/home office, another 4-piece bathroom, and a laundry/utility room with a new washer and dryer. Step outside to enjoy your private, fenced backyard oasis—perfect for kids, pets, and outdoor entertaining. The large deck is great for summer BBQs, and the detached double garage provides secure parking and extra storage. You'll also appreciate the brand-new siding, giving the home fresh curb appeal and added peace of mind. Conveniently located near schools, parks, playgrounds, shopping, the airport, and major highways, this home checks every box. Upgrades include: \* Freshly painted throughout \* Brand new carpet \* New siding \* New dishwasher \* New washer and dryer

Don't miss your chance to own this turnkey gem—book your private showing today!