



GRASSROOTS
REALTY GROUP

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47 Covemeadow Close NE
Calgary, Alberta

MLS # A2261563



\$529,900

Division:	Coventry Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,361 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to this recently updated 4-bedroom duplex with double garage, ideally located on a quiet street, near playgrounds and schools like Nose Creek School (6-9) and North Trail High School (10-12). This move-in-ready home includes a fully developed basement, complete with a large storage area, wet bar, flex space, and a fourth bedroom. Add a spacious double garage to complete this home, helping protect your vehicles from the elements. Inside, you'll find recent updates throughout, including new carpet upstairs (2024), and freshly painted upstairs, main and downstairs(2025). The home also features a new LG dishwasher (2024), LG washer and dryer (2024), plus the owners replaced the roof, siding and eavestroughs (2024). This home is designed for a family, located perfectly between schools, playgrounds and even the community garden. Conveniently close to Stoney Trail and Deerfoot, making it easy to get around. Your new home is within walking distance from the Calgary Stampede Express, direct transit for your downtown commute. Shopping, dining, and recreation are all within minutes with VIVO Recreation Centre, complete with two NHL-size rinks, fitness centre, pool and indoor play area, Country Hills Shopping Centre or drive 10 minutes to shop at CrossIron Mills or Deerfoot City. Choose from multiple schools including North Trail High School (10-12), Nose Creek School (6-9), Country Hills School (K-5), or St. Clare School (K-6). Stylish, practical, and move-in-ready — this home is made for families looking for the perfect home.