



GRASSROOTS
REALTY GROUP

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

105 Covemeadow Bay NE
Calgary, Alberta

MLS # A2273709



\$658,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Coventry Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,935 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s) | | |

Inclusions: Window Covers

Welcome to this stunning 1,934 sq. ft. home in Coventry Hills, offering the perfect blend of comfort, style, and functionality. From the moment you walk in, the bright and open floor plan paired with beautiful LVP flooring creates a warm and welcoming atmosphere. The main floor features a versatile office or den, a spacious living room, and a dining area that leads directly to your private deck, perfect for morning coffee or evening BBQs. You'll also appreciate the convenience of main-floor laundry and the practicality of a double attached garage. Upstairs, a massive family room with soaring vaulted ceilings provides an ideal spot for movie nights or relaxing with loved ones. This level includes three generous bedrooms, including a spacious primary suite complete with a 4-piece ensuite. A side entrance leads to the fully finished basement, offering exceptional flexibility. Downstairs you'll find a large rec room that works beautifully for entertaining, a full bathroom, and an oversized bedroom with a walk-in closet that is perfect for guests, teens, or extended family. Located close to schools, parks, shopping, and all major amenities, this home truly checks every box. After the recent hailstorm, new shingles and siding were done recently. Book your showing today before this incredible home is sold.