



GRASSROOTS
REALTY GROUP

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49 COVEBROOK Place NE
Calgary, Alberta

MLS # A2276521



\$649,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Renovated 4 bedrooms , 4 bath , finished basement great home over 2400 sqft. living area with new carpet , new paint ,new Roof , new siding , Stove & refrigerator only 2 years old spotless property, just steps away from a park and on a quiet street. This well kept home features hardwood floors, 9 ft ceiling, Stainless steel appliances, and warm colors throughout. Also on the main floor you will find a good sized den , living area and Kitchen having Iceland with granite countertop and lot of cabinets & storage space. The upper floor features a cozy bonus room which is wired for surround sound, laundry room, a master bedroom with walk-in-closet, and a 5 piece ensuite that includes his/hers sinks! There are also two good size bedrooms on the upper level that completes this home. Fully finished basement Basement having larger size bedroom with big window & a kitchen. On hot summer days you can stay cool with the A/C that is staying with the house .Basement developed with permits but not legalized suit. Very easy to make side entrance jut 2 steps cut concrete for side entrance and convert into suite with subject to city bylaws & approval.