



**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

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, No Smoking Home

**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 quite 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 lager 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 just 2 steps cut concrete for side entrance and convert into suite with subject to city bylaws & approval.