



**48 Covemeadow Road NE  
Calgary, Alberta**

**MLS # A2281314**



**\$525,000**

**Division:** Coventry Hills

**Type:** Residential/Duplex

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,321 sq.ft. **Age:** 2004 (22 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Parking Pad

**Lot Size:** 0.07 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

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

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, Walk-In Closet(s)

**Inclusions:** Security System, Murphy Bed(Queen), Freezer under Stairs, Couch in Basement, Closet in Basement, Cabinet by Stairs in Kitchen Area, Gazebo, Hot Tub

Well-maintained home with no condo fees, ideal for a first-time buyer or growing family. Pride of ownership shown throughout this well cared for residence. Features new carpets throughout and a recently developed basement with a full bathroom, Murphy bed, and a couch that converts into a bed, perfect for guests or flexible living space. Upstairs offers three bedrooms and a bright, functional layout. The main floor includes a comfortable living room, along with a nicely sized kitchen and dining area. The kitchen features epoxy counters and grey-blue lower cabinets with white uppers for a clean, modern look. Enjoy the private backyard with a deck, gazebo, and hot tub. After a relaxing time in the backyard coming back to air conditioning completes your perfect summer days. Rear parking pad offers space to build a garage. Fantastic location with a park across the street, elementary, junior and high school nearby. Easy access to grocery stores, CrossIron Mills mall as well as Stoney trail and Deerfoot trail. Book your showing today!