



GRASSROOTS
REALTY GROUP

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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!