



GRASSROOTS
REALTY GROUP

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115 Covemeadow Court NE
Calgary, Alberta

MLS # A2281935



\$649,999

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,760 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A.		

| AMAZING LOCATION | MASSIVE YARD | ILLEGAL BASEMENT SUITE | LIVE UP/RENT DOWN | Welcome to this beautifully maintained 2-storey, front garage home located in the amenity-rich community of Coventry Hills. As you step inside the home, you are welcomed by a bright open-concept main floor designed for both comfort and entertaining. From the open to above front entry, you enter a spacious living room highlighted by a cozy gas fireplace. The living area flows seamlessly into the large kitchen, complete with a central island, granite countertops and STAINLESS-STEEL APPLIANCES. Adjacent to the kitchen is a generous dining area, ideal for hosting family and friends, with views overlooking the massive backyard. Completing the main floor is a convenient 2-piece powder room and your laundry area. Heading upstairs, you'll immediately notice the BRAND NEW LVP FLOORING throughout the entire upper level. At the top of the stairs, a large bonus room provides the perfect space for a media room, home office, or play area. The primary bedroom is spacious and well-appointed, featuring his and hers closets and a spa-inspired 5 piece ensuite with a relaxing soaker tub. Two additional generously sized bedrooms share a full 4-piece bathroom, making this level ideal for families. The basement is fully developed with an illegal BASEMENT SUITE, offering 2 bedrooms, 1 full bathroom and a good-sized kitchen, making for excellent potential as a mortgage helper or for extended family living. Outside, the massive pie-shaped backyard truly sets this home apart. It is fully fenced, nicely landscaped, and features a two-tier vinyl deck, creating the perfect outdoor space for entertaining, relaxing, or enjoying summer evenings. Located near parks, playgrounds, schools, shopping centres, restaurants, and just a 20-minute drive to downtown, you

don't want to miss the opportunity to make this home yours! Book a showing with your favourite realtor today.