



GRASSROOTS
REALTY GROUP

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158 Covemeadow Road NE
Calgary, Alberta

MLS # A2282210



\$625,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Digital Thermostat, Digital Pin Pads

Welcome to this well-maintained 2-storey home in the family-friendly community of Coventry Hills, offering 1,815 sq ft of thoughtfully designed living space above grade and an unfinished basement ready for future development. The main level features a bright and inviting open-concept layout, ideal for both everyday living and entertaining. The kitchen is the heart of the home, complete with ample cabinetry, generous counter space, a centre island, corner pantry, and stainless steel appliances. Overlooking the living area, the kitchen flows seamlessly into the spacious living room, where a cozy gas fireplace creates a warm and welcoming focal point. Large windows throughout the main floor allow natural light to fill the space. A separate dining room provides a dedicated space for family meals and gatherings, with direct access to the back deck—perfect for summer BBQs and outdoor entertaining. The main level is completed by a convenient laundry room, powder room, and a practical layout that supports busy family life. Upstairs, the home truly shines with a large and sun-filled bonus room, offering exceptional flexibility as a media room, play space, or home office. The upper level also features three generously sized bedrooms, including the primary retreat with a walk-in closet and a private 4-piece ensuite, complete with a relaxing corner soaker tub and separate shower. Two additional bedrooms and a full bathroom provide comfortable accommodations for family or guests. The unfinished basement offers endless potential to expand your living space and customize to suit your needs, whether you envision a recreation room, additional bedrooms, or a home gym. Ideally located close to schools, parks, shopping, and major roadways, this Coventry Hills home delivers space, comfort, and future potential in a well-established north Calgary community.

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