



**158 Covemeadow Road NE  
Calgary, Alberta**

**MLS # A2282210**



**\$625,000**

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

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