



GRASSROOTS
REALTY GROUP

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228 Covemeadow Court NE
Calgary, Alberta

MLS # A2287537



\$659,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this Beautifully Renovated family home with Central Air Conditioning, nestled in a cul-de-sac location with no neighbors behind and within walking distance to all levels of school. This home offers newer floorings, a fully upgraded kitchen with wine rack, 3+1 bedrooms, 3.5 baths, and 1,950 sq ft of comfortable living space, plus a fully finished 591 sq.ft. basement with an illegal suite and a separate entrance. Step inside and discover a wide-open floor plan with an inviting Living Room featuring a cozy electric fireplace and built-ins. An adjacent dining area perfect for family gatherings and all entertaining. The heart of the home is the modern chef-inspired Kitchen, featuring an impressive 9'9" x 4'3" quartz center island — ideal for meal prep and entertaining — complemented by stainless steel appliances including gas cooktop, built-in microwave, and built-in oven. The upper level features an exceptional 345 sq.ft. Bonus room, offering versatile space for a home theatre, playroom, or additional family area. The spacious Primary bedroom provides a peaceful retreat with ceiling fan, 4pc ensuite bath, and walk-in closet. Two additional well-sized bedrooms, both with ceiling fans, complete this level along with a full 4pc bathroom. The fully finished basement features an illegal suite with a separate entrance from the garage. The illegal suite includes a massive Recreation room with Kitchen area, one large bedroom, and a full 4pc bathroom—providing comfortable and private living space for guests or extended family. Step outside to your private backyard with no neighbors behind, offering peace and privacy. A spacious concrete patio provides the perfect outdoor space for relaxation and summer barbecues, while a generous shed offers ample storage space. Located in the Coventry Hills with easy access to schools, shopping mall,

Superstore, the Vivo Rec Centre, Public Library, Movie Theatre, restaurants, parks, transit, and Stoney Trail. This is a fantastic opportunity to own a family-friendly home in one of Calgary's most desirable Northeast communities!