



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

16 Covington Mews NE
Calgary, Alberta

MLS # A2204313



\$579,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	967 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Kitchen Island, Pantry, Stone Counters, Storage, Vaulted Ceiling(s)		

Inclusions: TV wall mounts

This beautifully renovated home features 2 living areas, 3 bedrooms, 2 bathrooms and nearly 1,900 square feet of living space over four levels. The front of the property has a newer large deck that spans the width of the entire home, offering the perfect space to capture sunshine in comfort all summer long. Offering a bright and welcoming space, the main level features a new central kitchen that overlooks both the living and dining areas. The kitchen is complete with full height cabinetry, quartz countertops, herringbone backsplash, an undermount sink and a suite of new stainless steel appliances. The kitchen has an island for additional storage and seating and the open concept makes this the perfect space for entertaining guests. The front living room is complete with a large bay window and the vaulted ceilings on the main level allow the space to be flooded with natural light. The dining area off of the kitchen is complete with a large window and direct access to the outdoors for ease of barbecuing. Up a half set of stairs is the upper level which has an expansive 14'7" x 13'5" primary suite complete with a large closet and window overlooking the backyard. A second bedroom and fully updated main bathroom complete this level. Down a half set of stairs from the main living area is the rec room, spanning nearly 16'x25', this room is perfect for a home office + theatre area, games space, crafts area or other. The large rec room is complete with a built-in bar, fireplace, full bathroom and large windows that allow natural light to flow through the space. Resilient luxury vinyl plank flooring flows throughout the top 3 levels, making this the perfect choice for those with children and pets. The lower level includes a built-in desk area, fourth bedroom and laundry room with additional storage. This property has been meticulously cared for, tastefully updated and is fully move-in ready!

With brand new roof & siding underway, updated mechanical (furnace 3 years ago), newer windows (6 years ago) and endless updates throughout - this home is perfect for those wanting to purchase with peace of mind, knowing all the large expenses have been taken care of for them. The exterior of the home features a private patio area with new retaining wall, and a green space off of the single detached garage.