



**20 Covemeadow Manor NE**  
**Calgary, Alberta**

**MLS # A2297922**



**\$375,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Off Street, Pa		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Open L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 357
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, Laminate Counters, Storage, Track Lighting		

**Inclusions:** N/A

Welcome to this bright and spacious end-unit home in the family-friendly community of Coventry Hills. Walking up to the home, you'll notice there's double parking on the front pad and an attached single garage. Walking in you're greeted with a bright and sunny area to kick off your shoes. The open-concept main floor offers a functional layout with saturated with light having large windows, a well-appointed kitchen with raised eating bar, and a dining nook that flows seamlessly into the living room with access to a private patio and green space&mdash;perfect for everyday living and entertaining. Upstairs features a generous primary bedroom with walk-in closet and oversized ensuite, along with a well-sized second bedroom and full bathroom&mdash;ideal for families, guests, or a home office. The partially finished basement offers a family room / rec space that lends itself to many possibilities, whether you envision a recreation room, home gym, office, or additional living area. Located within walking distance to parks, playgrounds, schools, the movie theatre, and transit, this home is perfectly suited for family life. Enjoy quick access to shopping, dining, and Vivo for Healthier Generations, offering year-round activities just minutes away in this established and welcoming neighbourhood.