



**GRASSROOTS**  
REALTY GROUP

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160 Covemeadow Road NE  
Calgary, Alberta

MLS # A2302905



**\$615,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,997 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Pie Shaped Lot, Sloped Up, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan		

**Inclusions:** shed

Welcome to Calgary living at it's best! This lovely 2 story home offers 3 spacious bedrooms, 2.5 bathrooms and A huge bonus room for the kids or work from home is a dream. Plenty of room for the whole family. Situated on a large lot in a quiet, family-friendly neighborhood, you'll love the huge back yard- perfect for kids, pets, entertaining or future garden plans. Conveniently located closer to school, parks and everyday amenities, this is an ideal opportunity to enjoy comfort, space and community in one of Calgary's desirable areas.