



GRASSROOTS

REALTY GROUP

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**5 Covecreek Mews NE
Calgary, Alberta**

MLS # A2324736



\$729,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,881 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: n/a

Former DaVinci SHOWHOME, Tuscan II Model, CORNER LOT, fully upgraded by the BUILDER STANDARDS, CENTRAL AIR CONDITIONING, ceilings SPRINKLERS SYSTEM throughout the home, TANKLESS water heating. ALL THREE LEVELS FULLY DEVELOPED , adding up to more than 2,600 st ft of living space! HEATED GARAGE WITH THERMOSTAT! The exterior is STUCCO, which is rare in this neighborhood! Main floor boasts WALNUT HARDWOOD throughout, lots of windows on every side for natural light and a large entrance. The kitchen has BLACK GRANITE COUNTERTOPS and a LIGHT COLORED QUARTZ ISLAND, modern cabinets and NEW stainless steel appliances. The nice size nook and the very spacious living room are facing S-SE. You also have a DEN/OFFICE/EXTRA PLAYROOM on this floor. On the upper floor you can find the L-shaped extra large master bedroom, with a generous reading area and an electric fireplace. The ensuite has GRANITE COUNTERTOPS and A MODERN SINK. The extremely large family room with a cozy fireplace was converted to a 4th spacious bedroom. Also, two extra bedrooms and an additional bathroom and an UPPER FLOOR LAUNDRY are also on this floor. All bathrooms have ITALIAN PORCELAIN TILE, high end sinks and fashionable cabinets.. Yard features include a good size deck with gas hook-up, low maintenance TURF GRASS in the yard and front of the home, pergola and a cozy seating area. Surveillance system (internet based). But stop! The extra developed space continues into the FULLY DEVELOPED BASEMENT, where you find a 2nd family room, a KITCHEN WITH DARK CABINETS, HEATED TILE FLOORS and top cooking stove, fridge, long countertops and an amazing 4 piece bathroom with high end furnishings and upgrades! The roof was changed

in 2025 and is class 5 hail resistant. ATTENTION FAMILIES WITH KIDS and/or DAY HOME OWNERS! The sellers have converted the HEATED GARAGE in a dayhome, with pretty colored walls and carpeted floors in the play area. A portion of the garage was kept as storage room. The doors are fully functional, and the garage can be easily converted back into a garage. The seller can have the conversion done for you before possession. Very, very bright house! Close to shopping, Deerfoot and Stoney Trails, playgrounds and 3 schools!