



GRASSROOTS
REALTY GROUP

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**203 Covemeadow Crescent
Calgary, Alberta**

MLS # A2325400



\$489,900

Division:	Coventry Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,352 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: shelves in bsmt

Welcome to this well-maintained 3-bedroom, 2-bathroom home featuring a BRAND-NEW ROOF and newly painted in the family-friendly community of Coventry Meadows. Ideally located within walking distance to parks and schools, and just minutes from shopping, amenities, and major roadways. Fresh interior paint complements the engineered hardwood flooring in the living room, while large south-facing windows fill the open-concept main floor with natural light. The inviting living room features a corner gas fireplace and flows seamlessly into the dining area and kitchen, complete with maple cabinetry, a centre island, and pantry. Upstairs, the spacious primary bedroom offers a walk-in closet and direct access to the 4-piece bathroom, accompanied by two additional bedrooms. On clear days, the upper level enjoys partial mountain views. The unfinished basement features 9-ft ceilings approximately and is ready for your future development ideas. The home features a spacious front lawn that enhances its curb appeal, while the low-maintenance backyard offers a private deck for relaxing or entertaining. The oversized double detached garage is accessed from the back lane and includes a pull-down ladder to a generous attic storage area, providing excellent space for seasonal items and additional storage. Combining a bright, functional layout, thoughtful updates, abundant storage, and a convenient location, this well-maintained home is ready for its next owners to enjoy.