



GRASSROOTS
REALTY GROUP

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51 Covehaven Mews NE
Calgary, Alberta

MLS # A2330903



\$489,900

Division:	Coventry Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,347 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Interior Lot, Low Maintenance Landscape, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Vinyl Windows		

Inclusions: N/A

LOCATION, LOCATION, LOCATION! Park the car and grab your walking shoes, nearly every amenity you could ever need is just minutes away, including the North Pointe Park & Ride, Super Store, VIVO Rec centre and so much more. This beautifully maintained, south-backing two-storey attached home shows better than new and has recently undergone numerous improvements, including fresh paint throughout, new carpet and underlay, new LVP flooring, resurfaced countertops, a new refrigerator and stove, new shingles on both the home and garage, some new siding, new gutters and exterior soft metals, plus much more. The open-concept main floor is perfect for entertaining and features ' ceilings, plantation shutters, a corner gas fireplace, tiled entryway and a stylish shaker-style kitchen with a huge centre island. Upstairs offers a rare dual-primary-bedroom layout, with each spacious bedroom featuring its own four-piece ensuite and expansive walk-in closet. The unspoiled basement is roughed-in for a future bathroom and ready for your creative vision. Basement laundry and vacuum system and all attachments included. The sunny south-facing backyard is fully fenced and landscaped, boasts a massive pressure-treated deck and oversized double detached garage. With quick access to Stoney Trail and an unbeatable walkable location, this home is an absolute must-see. VIRTUAL TOUR AVAILABLE!