



GRASSROOTS
REALTY GROUP

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19 Covemeadow Crescent NE
Calgary, Alberta

MLS # A2348342



\$600,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: None

**** OPEN HOUSE CANCELLED **** Newly re-finished hardwood floors have completely refreshed the main floor + brand new carpets in the basement. This is an amazing opportunity to own a fantastic property at a price that's hard to beat. Welcome to this FULLY FINISHED and AIR-CONDITIONED home offering over 2,260 SQ.FT. of developed living space in the heart of Coventry Hills! Ideally located just a 2-minute WALK TO TWO SCHOOLS and steps from a playground, this home combines space, comfort, and convenience. The main floor features beautiful HARDWOOD FLOORING & flat ceilings, a spacious foyer, and an impressive CHEF'S KITCHEN with gorgeous cabinetry, stainless steel appliances, a large island, ample counter space, and abundant storage. The bright dining area and inviting family room lead out to a south facing OVERSIZED DECK and good sized yard — perfect for summer BBQs and entertaining. Main floor laundry and a 2-piece bath complete this level. Upstairs offers a bright BONUS ROOM, a spacious primary retreat with RENOVATED ensuite and walk-in closet, plus two additional bedrooms and a full bathroom. The fully finished basement features BRAND NEW CARPETS, large windows, a 4th bedroom, flex/den space, kitchenette, and an additional living area. Complete with a DOUBLE ATTACHED GARAGE and located close to shopping, amenities, the airport, and quick access to Stoney Trail, this is the perfect family home in an unbeatable location! Quick possession available. *Some photos are virtually staged*