



GRASSROOTS
REALTY GROUP

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220 Covemeadow Road NE
Calgary, Alberta

MLS # A2352385

\$515,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,279 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Shed In backyard

Welcome to 220 Covemeadow Road NE in desirable Coventry Hills! This well cared for 4 bedroom, 3 bathroom home combines a bright, modern interior with valuable recent updates. The main level features brand new laminate flooring, fresh paint throughout, new carpet, and stainless steel appliances, creating a clean and inviting space for everyday living and entertaining. The basement was professionally developed in March 2022 and offers excellent additional living space, including a bedroom and full 4 piece bathroom. Ideal for a family room, media area, home gym, office guest space. Upstairs, three bedrooms provide plenty of room for the whole family. Recent updates include a Class 4 shingle roof, new washer and dryer in 2023, new hot water tank in 2024, and a new stove in 2025. The furnace was serviced in 2023, adding peace of mind for years to come. Outside, enjoy a nice sized, fully fenced backyard with grass and stone landscaping, a parking pad, and a shed. Perfect for kids, pets, gardening, and summer BBQs. Located close to parks, playgrounds, schools, shopping, restaurants, public transit, pathways, and major roadways. Nearby recreation options include Vivo for Healthier Generations, while Nose Creek School and North Trail High School are conveniently located in the area. Move in ready, thoughtfully updated, and in a family friendly community. Book your showing today!