

48 Covemeadow Road NE  
Calgary, Alberta

MLS # A2281314



**\$525,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Security System, Murphy Bed(Queen), Freezer under Stairs, Couch in Basement, Closet in Basement, Cabinet by Stairs in Kitchen Area, Gazebo, Hot Tub

Well-maintained home with no condo fees, ideal for a first-time buyer or growing family. Pride of ownership shown throughout this well cared for residence . Features new carpets throughout and a recently developed basement with a full bathroom, Murphy bed, and a couch that converts into a bed, perfect for guests or flexible living space. Upstairs offers three bedrooms and a bright, functional layout. The main floor includes a comfortable living room, along with a nicely sized kitchen and dining area. The kitchen features epoxy counters and grey-blue lower cabinets with white uppers for a clean, modern look . Enjoy the private backyard with a deck, gazebo, and hot tub. After a relaxing time in the backyard coming back to air conditioning completes your perfect summer days. Rear parking pad offers space to build a garage. Fantastic location with a park across the street, elementary, junior and high school nearby. Easy access to grocery stores, CrossIron Mills mall as well as Stoney trail and Deerfoot trail. Book your showing today!