

**183 Covemeadow Crescent NE
Calgary, Alberta****MLS # A2213908****\$745,000**

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,724 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Many Trees, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot Tub

Watch your kids walk to school from this ideal family location! This Custom built home, first time on the market offers you over 1,700 sq ft above grade, 2,917 sq ft Total living space. Vaulted ceilings over 11 feet and luxury vinyl plank flooring on Main level create a bright and inviting atmosphere. Enjoy the fully fenced and large pie-shaped backyard spanning over 9,000 sq ft. Additional highlights include a striking stone gas fireplace centerpiece, Sun room, central air conditioning and a convenient walk-up basement. Once you walk in, you will be impressed by the high ceiling, Open Kitchen with tons of Kitchen cabinetry, extensive Counter space and Raised eating bar, plus having the Skylight that brighten the space throughout the day. The spacious Dining area right next to the Kitchen and is great for hosting Family gatherings. The bright Living Room showcases the signature stone gas fireplace and impressive vaulted ceilings. The Primary Bedroom provides ample space, a Walk-In Closet and a private 4-piece Ensuite Bath. On the Main level, there is another Flex Room that you can use as a Family Room or your Home office, and adjacent to it, you can go to the Sun Room where you can sit back and enjoy the Backyard and Hot tub. The second bedroom is located on the upper level with 8 foot Vaulted ceiling, plus the Second bathroom near the foyer. The finished Basement offers tons of room, including the large Family Room with a gas fireplace, two big Bedrooms and a 4-piece Bath, Laundry with a sink. It is a walk-up Basement with a separate door to the outside. Relax outdoors in your fully landscaped and fenced backyard. Enjoy a well-maintained garden with mature trees, fountain, Hot Tub and a generous sized deck—perfect for outdoor gatherings. Quick access to Stoney Trail and Deerfoot. Close to schools, parks, shopping and walking paths. Book your showing

today.