

## 19 Covemeadow Crescent NE Calgary, Alberta

MLS # A2310202



# \$639,900

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** Playhouse in backyard, Electric Fireplace

\* OPEN HOUSE SUNDAY MAY 17th from 12PM to 3PM \*. Welcome to this beautiful 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 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 an OVERSIZED DECK with downtown views &mdash; 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 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!