



## 242 Covemeadow Bay Calgary Alberta

\$699,900

Welcome to this lovely 2-story home in the friendly and welcoming neighbourhood of Coventry Hills! Offering a perfect blend of comfort, style, and convenience, this home has over 2,300 sq. ft. of developed living space. With 3 bedrooms, 3.5 bathrooms, and a thoughtful layout designed for modern living. The fully finished walk-out basement is a standout feature, complete with an illegal suite - perfect for extended family or guests, offering both privacy and flexibility. Recent updates, including a new furnace, fresh paint throughout, and a brand-new roof, give you peace of mind knowing everything has been well cared for. Plus, the washer and dryer were recently installed, making this home truly move-in ready! The cozy living room is the heart of the home, featuring a charming fireplace that creates the perfect atmosphere for both relaxation and entertaining. Beautiful hardwood floors flow throughout the main level, and large windows flood the space with natural light, enhancing the inviting ambiance. The attached double garage with a new automatic door opener offers plenty of room for your vehicles and extra storage. Out back, you'll find a practical shed for even more storage space. This home is ideally located just minutes away from shopping centers, parks, schools, and with easy access to major traffic routes and public transportation, giving you the perfect mix of tranquility and convenience. Whether you're unwinding by the fire or taking advantage of the nearby amenities, you'll love the lifestyle this home offers. With central air conditioning, all essential appliances, and so many thoughtful features, this home is truly a gem in the heart of Coventry Hills. Don't miss the chance to make it yours! (id:6769)

4pc Bathroom 8.17 Ft x 9.50 Ft

4pc Bathroom 8.75 Ft x 10.58 Ft

Bedroom 9.67 Ft x 9.67 Ft

Bedroom 10.58 Ft x 9.50 Ft

Family room 17.08 Ft x 17.00 Ft

Primary Bedroom 14.00 Ft x 12.67 Ft

3pc Bathroom 10.00 Ft x 4.92 Ft

Recreational, Games room 12.42 Ft x 25.50 Ft

Furnace 9.92 Ft x 7.33 Ft

Dining room 10.50 Ft x 9.58 Ft

Foyer 5.92 Ft x 11.08 Ft

Kitchen 10.50 Ft x 11.08 Ft

Living room 14.42 Ft x 14.92 Ft

2pc Bathroom 6.42 Ft x 3.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREAA.

Listing Presented By:



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**Mirror**

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Kitchen 10.42 Ft x 12.42 Ft