



## 35 Covemeadow Manor Calgary Alberta

\$439,900

There are many townhouses for sale but not like this one! End unit walkout with double vanity ensuite, 3.5 bathrooms, parking for 3 cars and just a 3-5 walk to Nose creek middle school and the brand new North Trail public high school. Upstairs are 2 good sized bedrooms, a full main bath and a large ensuite with double sink vanity. The main floor living room, dining room and kitchen area have an open concept and being an end unit with extra windows there is lots of bright natural light. The main floor has newer vinyl plank flooring in the foyer, newer hardwood in the other areas, newer toilet and kitchen faucet. The deck is south facing which is perfect for enjoying your morning coffee in the sun or a bbq in the evening. The basement is fully developed with another bathroom (3 piece), large hall/laundry area and a large bedroom with walkout. New dryer in 2023, new furnace humidifier in 2021. Probably the best location in the complex because it does not back onto a busy road, is close to the garbage/recycle shed and backs onto a greenspace. \*\*OPEN HOUSE-Sat.( 2-3:30)\*\* (id:6769)

Bedroom 16.33 Ft x 11.25 Ft

3pc Bathroom Measurements not available

Dining room 8.33 Ft x 8.17 Ft

Kitchen 8.75 Ft x 9.25 Ft

Living room 17.08 Ft x 10.00 Ft

Other 8.50 Ft x 8.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 10.67 Ft x 11.75 Ft

Bedroom 12.17 Ft x 13.33 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca