



107 Covemeadow Crescent Calgary Alberta

\$674,900

Not often does a fully developed 4 bedroom walkout with this many updates and this amazing location become available. Upstairs are 3 bedrooms, 2 full bathrooms and a good sized bonus room. The main floor is perfect for entertaining with it's updated kitchen & south facing deck with views of downtown Calgary. Main floor 2 piece bath/laundry room. The basement has been professionally developed with extra sound proofing in the ceiling. Perfect location will allow you to watch your children walk to school from middle school at Nosecreek and after that the brand new high school right out your back yard/gate. Coventry Hills has 6 schools, VIVO rec centre/library, movie theatre, North Pointe transit hub, Canadian Tire, Home Depot, Shoppers Drug, Sobeys, Superstore, Winners and many other restaurants, banks and retail shops, bike/walking paths/pond. Easy access to the airport, Deerfoot, Stoney Trail & Crossiron outlet mall is just a 10 minute drive. New laminated composite shingles 2021, new high efficiency furnace 2021, new 50 gal h/w tank 2021, basement was professionally developed with permits & all electrical, plumbing, insulation, vapour barrier, drywall, tile, trim & paint were completed by professional tradesmen. Basement common walls & ceiling are completely insulated with ROXUL SAFE & SOUND. ALL lights in the home were updated to LED. Basement carpet was \$42 sq yd and has 10 lb underlay. Additional cabinets were added in the kitchen prior to the granite counters & island being completed. High end GE Profile induction stove has Chef Connect Wi-Fi. (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Bedroom 10.25 Ft x 8.50 Ft

Recreational, Games room 18.50 Ft x 23.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Living room 14.00 Ft x 21.00 Ft

Dining room 9.42 Ft x 6.17 Ft

Kitchen 9.92 Ft x 9.42 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.00 Ft x 10.92 Ft

Bedroom 10.42 Ft x 8.75 Ft

Bedroom 12.67 Ft x 8.67 Ft

Bonus Room 16.67 Ft x 13.50 Ft

Listing Presented By:



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

RE/MAX®

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net