



THE
A-TEAM

**RE/MAX
FIRST**

111 COVEMEADOW Court, Calgary T3K 6H1

MLS®#: **A2163696** Area: **Coventry Hills** Listing Date: **09/06/24** List Price: **\$729,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,809**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,502 sqft** Ttl Sqft: **1,809**
 Lot Shape:

DOM

12
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`6"	Dining Room	Main	9`11" x 6`8"
Kitchen	Main	8`8" x 11`11"	Living Room	Main	14`11" x 23`6"
3pc Bathroom	Upper	8`3" x 5`1"	4pc Bathroom	Upper	8`4" x 9`3"
Bedroom	Upper	11`6" x 11`3"	Bedroom	Upper	12`0" x 11`1"
Bedroom	Upper	11`0" x 13`2"	Bedroom - Primary	Upper	17`0" x 11`8"
3pc Bathroom	Lower	7`10" x 5`1"	Bedroom	Lower	9`10" x 12`10"
Kitchen	Lower	7`8" x 9`7"	Game Room	Lower	14`6" x 16`4"

Storage Lower 6`3" x 3`0" Furnace/Utility Room Lower 2`10" x 2`6"
Legal/Tax/Financial

Title: Zoning:
Fee Simple R-2
Legal Desc: **0510484**

Remarks

Pub Rmks: **Welcome to this beautifully maintained total 2400+ sq ft home with 5 bedrooms and 3.5 bathrooms, including a 1-bedroom illegal suite. Step inside to a bright, sun-filled living space with plenty of windows, a spacious living room with hardwood floors, and an open-concept kitchen featuring a large island, granite countertops, and a gas range stove. The main floor offers a 2-piece bath and laundry. Upstairs, find a large window on the staircase landing, a huge primary bedroom with a 4-piece ensuite and walk-in closet, plus three other generous rooms, one of which could serve as a bonus room, and a 3-piece common bath. The basement, with its own entrance and laundry, has a large living area with ample light, a good-sized bedroom, and a 3-piece bathroom. Enjoy the recently landscaped backyard in this well-cared-for home, nestled on a quiet cul-de-sac within walking distance to schools. With updates like a new roof and front elevation (2023), new carpet and paint (2022), and new LED fixtures, locks, and main floor double door refrigerator, this move-in-ready gem in a desirable community won't last long!**

Inclusions: **Basement - Microwave, Basement Rangehood, Basement Electric Range, Backyard Shed,**
Property Listed By: **Exa Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









