

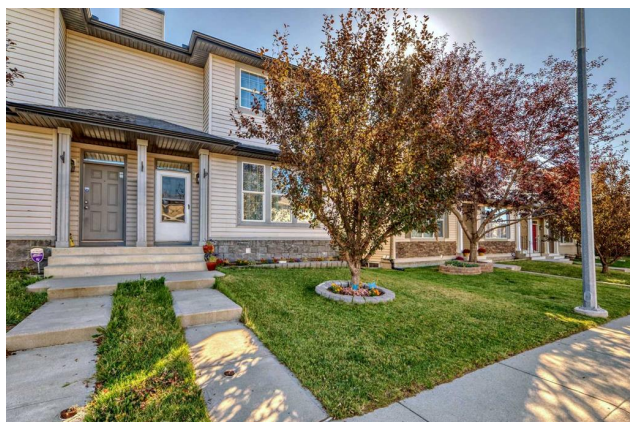


THE
A-TEAM

**RE/MAX
FIRST**

139 COVEMEADOW Close, Calgary T3K 6G9

MLS®#: **A2166654** Area: **Coventry Hills** Listing Date: **09/17/24** List Price: **\$565,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **2,798 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Insulated,See Remarks**

Finished Floor Area
 Abv Sqft: **1,356**
 Low Sqft:
 Ttl Sqft: **1,356**

DOM

2
Layout
 Beds: **2 (2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**
 Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 13`5"	Dining Room	Main	13`5" x 8`8"
Kitchen	Main	13`5" x 10`4"	2pc Bathroom	Main	3`5" x 4`8"
Mud Room	Main	5`3" x 5`1"	Bedroom - Primary	Upper	13`5" x 13`5"
4pc Ensuite bath	Upper	9`5" x 4`11"	Bedroom	Upper	13`8" x 12`7"
4pc Ensuite bath	Upper	9`5" x 4`11"	3pc Bathroom	Basement	7`1" x 4`11"
Family Room	Basement	18`2" x 9`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0511200

Zoning:
R-2

Remarks

Pub Rmks: **Welcome home to Coventry Hills! This beautifully designed home really stands out, starting with the well-kept exterior and front landscaping. Step inside to an inviting living room that features a gas fireplace, gleaming hardwood floors, and recessed lighting throughout. The kitchen is a cook's delight, equipped with a GAS range, eating bar, corner pantry, and a reverse osmosis water system. Adjacent to the kitchen is a spacious dining room, perfect for family meals and entertaining. The main floor also includes a convenient 2-piece bathroom and a mudroom. Upstairs, the double primary bedroom layout includes two spacious rooms, each with its own 4-piece ensuite and walk-in closet for maximum convenience and comfort. The FULLY FINISHED basement has a large recreation room and a modern 4-piece bathroom. There is plenty of space to add a bedroom or keep the layout open. Step outside to a beautiful LOW-MAINTENANCE backyard designed for relaxation and entertaining. An insulated double detached garage completes the property. This home is very well maintained and MOVE-IN READY with a new roof (2023) and new hot water tank (2021). Located perfectly in Coventry Hills, close to shopping, schools, and with easy access to Stoney Trail, this home is as convenient as it is charming. Book your showing today!**

Inclusions: **Alarm (no contract), Garden Shed, Ceiling Fan(s)**
Property Listed By: **Renzo Real Estate Inc.**

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

