



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 COVEMEADOW Close, Calgary T3K 6B2**

MLS®#: **A2178414**      Area: **Coventry Hills**      Listing Date: **11/13/24**      List Price: **\$579,000**  
 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: **3,616 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn,Level,Street Lighting**  
 Park Feat: **Alley Access,Double Garage Detached**

DOM

**7**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`10" x 11`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`10" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 13`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>2`10" x 7`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`7" x 12`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 13`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 13`1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`2" x 6`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`3" x 11`2"</b>	<b>Game Room</b>	<b>Basement</b>	<b>11`0" x 14`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>6`8" x 11`2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`9" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`8" x 5`0"</b>			

Title:  
**Fee Simple**  
Legal Desc:

**0511200**

Zoning:  
**R-G**

Remarks

Pub Rmks: **OPEN HOUSE 12-2pm Saturday 16Nov24! THIS BEAUTIFUL DUPLEX, BUILT BY CEDARGLEN, IS ON A CORNER LOT AND LOCATED DIAGONALLY OPPOSITE A HUGE PLAYGROUND. Watch the kids walk home from school during the week and play in the playground across the street on the weekends. Nose Creek Primary School and Coventry Hills School are just minutes away! Nearly 2000 square feet of fully developed space with 1368sqft on the main & upper floors and another 624sqft in the basement. There are a total of 4 bedrooms (3 up / 1 down), 2 full bathrooms and another 2pc bathroom on the main floor. This home has a BRAND NEW ROOF (10Aug24)!! AND A DOUBLE DETACHED GARAGE (24' x 20') at the back alley that was built in 2016 at the same time as the basement development; with large bedroom, big windows, recreation area and good sized storage room. The hot water tank was installed in 2021, the humidifier earlier this year and the dryer was replaced last year. What a bright, sunny home with lots of extra windows (being on a corner lot) and a desirable open floor plan where you can relax in the family room at the corner glass fireplace or entertain family and friends in the dining room. Imagine baking and prepping delicious meals in your open kitchen with autumn leaf patterned textured arborite island and counter tops, light maple cabinets and raised breakfast bar. From your large backyard balcony you can see the fireworks during Stampede and supervise the kids playing in the grass. All amenities are nearby, like playgrounds, parks, schools, daycare, shopping centers and public transportation. Enjoy a peaceful life in family friendly Coventry Hills. Call to book your private viewing today!**

Inclusions:  
Property Listed By: **Shed as is  
MaxWell Canyon Creek**

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









