



THE
A-TEAM

**RE/MAX
FIRST**

242 COVEMEADOW Bay, Calgary T3K 6E8

MLS®#: **A2182873**

Area: **Coventry Hills**

Listing Date: **12/12/24**

List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 29-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,595 sqft**
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac,Wedge Shaped Lot**
Park Feat: **Double Garage Attached,Parking Pad**

DOM

41
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Garden**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Water Heater,Microwave,Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier,Laminate Counters,Pantry,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`6" x 9`7"
Kitchen	Main	10`6" x 11`1"
2pc Bathroom	Main	6`5" x 3`2"
4pc Ensuite bath	Second	8`9" x 10`7"
Bedroom	Second	10`7" x 9`6"
Bedroom - Primary	Second	14`0" x 12`8"
Kitchen	Basement	10`5" x 12`5"

Room	Level	Dimensions
Foyer	Main	5`11" x 11`1"
Living Room	Main	14`5" x 14`11"
4pc Bathroom	Second	8`2" x 9`6"
Bedroom	Second	9`8" x 9`8"
Family Room	Second	17`1" x 17`0"
3pc Bathroom	Basement	10`0" x 4`11"
Game Room	Basement	12`5" x 25`6"

Furnace/Utility Room

Basement

9`11" x 7`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-G

0510484

Remarks

Pub Rmks:

Welcome to this lovely 2-story home in the friendly and welcoming neighbourhood of Coventry Hills! Offering a perfect blend of comfort, style, and convenience, this home has over 2,300 sq. ft. of developed living space. With 3 bedrooms, 3.5 bathrooms, and a thoughtful layout designed for modern living. The fully finished walk-out basement is a standout feature, complete with an illegal suite - perfect for extended family or guests, offering both privacy and flexibility. Recent updates, including a new furnace, fresh paint throughout, and a brand-new roof, give you peace of mind knowing everything has been well cared for. Plus, the washer and dryer were recently installed, making this home truly move-in ready! The cozy living room is the heart of the home, featuring a charming fireplace that creates the perfect atmosphere for both relaxation and entertaining. Beautiful hardwood floors flow throughout the main level, and large windows flood the space with natural light, enhancing the inviting ambiance. The attached double garage with a new automatic door opener offers plenty of room for your vehicles and extra storage. Out back, you'll find a practical shed for even more storage space. This home is ideally located just minutes away from shopping centers, parks, schools, and with easy access to major traffic routes and public transportation, giving you the perfect mix of tranquility and convenience. Whether you're unwinding by the fire or taking advantage of the nearby amenities, you'll love the lifestyle this home offers. With central air conditioning, all essential appliances, and so many thoughtful features, this home is truly a gem in the heart of Coventry Hills. Don't miss the chance to make it yours!

Inclusions:

Property Listed By:

**Refrigerator, Microwave, Range, Range Hood, Washer/Dryer in the basement; Shed
Comox Realty**

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











