



THE
A-TEAM

**RE/MAX
FIRST**

250 COVEMEADOW Crescent, Calgary T3K 6B2

MLS®#: **A2187987**

Area: **Coventry Hills**

Listing Date: **01/15/25**

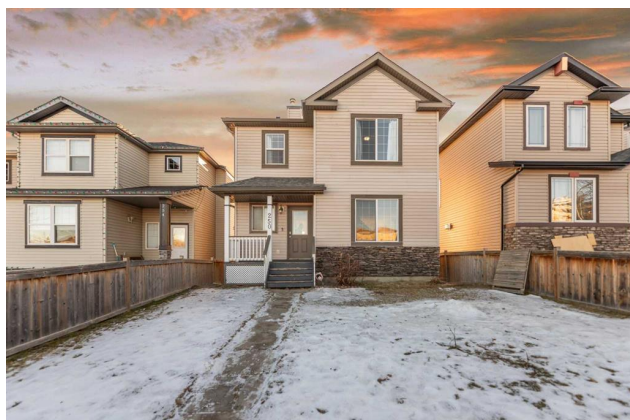
List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,702 sqft**
Lot Shape: **3702 SF/343.92 SM**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Street Lighting**
Park Feat: **Double Garage Detached,Garage Door Opener**

DOM

7

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Convection Oven,Dishwasher,Gas Range,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`2" x 9`8"
Kitchen	Main	13`8" x 10`9"
Foyer	Main	9`5" x 6`3"
Bedroom	Second	11`10" x 9`10"
Bedroom	Lower	12`10" x 11`0"
4pc Bathroom	Second	8`3" x 6`2"
Living Room	Lower	11`6" x 9`11"

Room	Level	Dimensions
Living Room	Main	15`6" x 12`11"
2pc Bathroom	Main	6`3" x 5`5"
Bedroom - Primary	Second	13`5" x 12`5"
Bedroom	Second	10`9" x 10`3"
3pc Bathroom	Lower	7`0" x 4`11"
4pc Ensuite bath	Second	7`9" x 7`0"
Kitchen	Lower	13`0" x 9`10"

Furnace/Utility Room

Lower

10`6" x 5`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0411332

Zoning:

R-2

Remarks

Pub Rmks:

Welcome to 250 Covemeadow Crescent NE, a beautiful family home with revenue making potential. This charming property boast fresh upgrades that include new paint throughout the home, new roof, and carpet. This home is welcoming with plenty of natural light, spacious open floor plan. Relax in the living area with fireplace. The kitchen has a walk-in pantry and plenty of storage cabinets. Off of the kitchen, the sunny breakfast nook overlooking the South Facing backyard. Three spacious bedrooms and two full bathrooms complete the upper level. A large primary bedroom that can fit a king size bed, his and hers closet and a 4 pc ensuite. The fully finished walk-out basement features a sizable bedroom, family room, and kitchenette. This house is zoned R, close to schools, playgrounds, shopping and public transportation. Don't miss the chance to make it your home!

Inclusions:

Property Listed By:

N/A

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





