

**39 Covemeadow Manor NE  
Calgary, Alberta**

**MLS # A2177965**



**\$400,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Insulated, See Remarks, Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

HOME SWEET HOME! Welcome to this terrific, fully developed, WALKOUT TOWNHOUSE backing on to a greenspace in a prime location in the family friendly, coveted community of Coventry Hills! Enjoy modern, maintenance free living with 2 bedrooms, 3.5 bathrooms and 1,781+ SQFT of open concept living space throughout. Heading inside you will love the open floor plan with a sun-drenched living room complimented by a cozy, rustic gas fireplace with access to the large balcony, a formal dining area, 2 piece vanity bathroom and the stylish kitchen with tons of cabinet space, full appliances and a peninsula island with a convenient breakfast bar that's perfect for entertaining. Upstairs you will find your stunning primary bedroom with a walk-in closet and a wonderful 4 piece ensuite bathroom, another generous sized bedroom and a 4 piece bathroom. The fully finished, WALKOUT basement features a spacious recreation room/family room, a wet bar, 3 piece bathroom, laundry room and utility room with tons of storage space. Outside, you have an attached garage with an additional front drive parking spot, a spacious concrete patio and lots of greenspace to enjoy that's perfect for pet owners (pet friendly with board approval). This amazing location is close to 3 schools, shopping, dining, parks/greenspace, public transportation and major roadways. This is a perfect opportunity for first-time home buyers and investors alike. Don't miss out on this GEM, book your private viewing today!