

# \$674,900 - 107 Covemeadow Crescent Ne, Calgary

MLS® #A2146474

**\$674,900**

4 Bedroom, 4.00 Bathroom, 1,492 sqft

Residential on 0.09 Acres

Coventry Hills, Calgary, Alberta

Not often does a fully developed 4 bedroom walkout with this many updates and this amazing location become available. Upstairs are 3 bedrooms, 2 full bathrooms and a good sized bonus room. The main floor is perfect for entertaining with it's updated kitchen & south facing deck with views of downtown Calgary. Main floor 2 piece bath/laundry room. The basement has been professionally developed with extra sound proofing in the ceiling. Perfect location will allow you to watch your children walk to school from middle school at Nosecreek and after that the brand new high school right out your back yard/gate. Coventry Hills has 6 schools, VIVO rec centre/library, movie theatre, North Pointe transit hub, Canadian Tire, Home Depot, Shoppers Drug, Sobeys, Superstore, Winners and many other restaurants, banks and retail shops, bike/walking paths/pond. Easy access to the airport, Deerfoot, Stoney Trail & Crossiron outlet mall is just a 10 minute drive. New laminated composite shingles 2021, new high efficiency furnace 2021, new 50 gal h/w tank 2021, basement was professionally developed with permits & all electrical, plumbing, insulation, vapour barrier, drywall, tile, trim & paint were completed by professional tradesmen. Basement common walls & ceiling are completely insulated with ROXUL SAFE & SOUND. ALL lights in the home were updated to LED. Basement carpet was \$42 sq yd and has 10 lb underlay. Additional cabinets were added in the kitchen prior to the granite



counters & island being completed. High end GE Profile induction stove has Chef Connect Wi-Fi.

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2146474    |
| Price          | \$674,900   |
| Sold Price     | \$690,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,492       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 107 Covemeadow Crescent Ne |
| Subdivision | Coventry Hills             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 6A9                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |

|              |                          |
|--------------|--------------------------|
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

**Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Yard, Front Yard, Lawn, Private |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding                         |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 4th, 2024  |
| Date Sold      | July 20th, 2024 |
| Days on Market | 16              |
| Zoning         | R-1N            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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