

**99 Covemeadow Close NE**  
**Calgary, Alberta**

**MLS # A2301112**



**\$475,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

\*Open House - Sat May 9th from 2-4 pm.\* You’ll love this home for its modern updates, excellent location, and huge backyard. Perfectly suited for first-time buyers, investors, or growing families, this well-maintained property showcases pride of ownership throughout. Recent upgrades include new vinyl plank flooring on the main floor, freshly painted walls, cabinets and doors, quartz countertops, new backsplash, new kitchen and bathroom fixtures, and newer appliances, creating a clean, modern, move-in-ready space. The functional layout offers three bedrooms upstairs along with two full 4-piece bathrooms, ideal for family living. The main floor features a bright and comfortable living room, complemented by a gas fireplace and a light laminate vinyl plank flooring throughout. The renovated kitchen and dining area provide a cozy gathering space with convenient access to the expansive backyard. Step outside to enjoy the spacious and private backyard, complete with a rear parking pad and plenty of room to build a future garage. The unfinished basement offers a blank canvas—perfect for bringing your vision to life and adapting to the needs of a growing family. Located in a family-friendly neighbourhood, this home is just steps from the playground and parks, and within walking distance to schools nearby. You’ll also appreciate the easy access to nearby shopping, including Country Hills Town Centre, Cross Iron Mills, as well as major routes like Stoney Trail and Deerfoot Trail. Offering the perfect balance of space, comfort, and value—this is a smart move in a great location. Welcome home! \*Some photos have been virtually staged\*