

**44 Covecreek Mews NE**  
**Calgary, Alberta**

**MLS # A2184033**



**\$628,800**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** None

\*\*\*OPEN HOUSE SATURDAY JAN 11 from 12:00-4:30pm\*\*\* Welcome to the family friendly community of Coventry Hills, where luxury and family living meet. Step inside to discover an expansive, open-concept layout bathed in natural light, courtesy of an abundance of oversized windows, including stunning ceiling height windows at the staircase. This exquisite residence boasts many upgrades such as stucco exterior, covered front porch, Central Air Conditioning, and a separate entrance for the basement. The main floor impresses with 9' ceilings, rich hardwood flooring, and a cozy gas fireplace. The kitchen is a culinary masterpiece, featuring custom shaker cabinetry with soft-close doors and drawers, pots and pans storage, and an expansive granite-topped island with extra seating. High-end stainless-steel appliances, pantry, and elegant 3/4" granite countertops complete this dream kitchen. Upstairs, a spacious bonus room awaits, ideal for movie nights or casual relaxation. The lavish master suite is a true retreat, complete with a walk-in closet and a spa-inspired 5-piece ensuite, featuring dual vanities, a glass-enclosed shower, and a luxurious soaker tub. Two additional generously sized bedrooms share a beautifully appointed 4-piece bathroom. Convenient upstairs laundry completes the top level. The unfinished basement, with its separate entrance, offers limitless potential to create a custom suite or additional living space (subject to the approval and permitting of the City). Don't miss your chance to own this stunning property—call today for a private showing and make this dream home yours!