

**26 Covemeadow Crescent NE**  
**Calgary, Alberta**

**MLS # A2210994**



**\$618,999**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, RV Access		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan		

**Inclusions:** Canning cupboard in storage room, Electric Fireplace in basement

Lovingly maintained and updated by the family for nearly 20 years, you'll appreciate the care and attention that has gone into the oversized/over height, heated garage (220V), dedicated gravel parking pad, kitchen renovation (2023 including new appliances), basement development, low maintenance decking, aluminum no paint exterior window casings, headers and trim and decorative concrete walkway. Both the home and garage have new shingles (2024). Live and play comfortably with central air conditioning (optional) and enjoy the convenience of a central vacuum system with two full sets of attachments (upper and lower). Upstairs you'll find a generously sized premier bedroom with rich hardwood flooring, walk-in closet and ensuite. Two additional bedrooms are at the front of the home. The lower level has an undeveloped bedroom with egress window and the full bathroom has heated tile flooring and tile shower. Ideal for "in from out of town" guests or older children. The lower level is an entertaining haven complete with built-in book shelves, TV cabinet, wet bar, beverage cooler and tucked away stand up freezer. Great for cozy movie nights with the family at home. This is an incredible offering.....unparalleled location! Access with ease via Stoney & Deerfoot Trails, Harvest & Country Hills Boulevards. The Calgary International Airport and CrossIron Mills retail district are both less than 15 minutes away. This Jewel box is walking distance to both the New North Trail High School and Nose Creek School (Grades 6-9) and mere minutes to Coventry Hills Elementary school and amenity-rich Country Hills Village (shopping, professional

and health services, entertainment and recreational district).&nbsp;&nbsp;  We invite you to tour and experience for yourself everything this home offers :)