



**GRASSROOTS**  
REALTY GROUP

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**244 Cove Road**  
**Chestermere, Alberta**

**MLS # A2300945**



**\$774,900**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,342 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Greenbelt		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Basement Microwave, Basement Deep Freeze, Main floor TV, Basement Gym TV, Upper floor TV

This is the one you've been waiting for. Welcome to The Cove, one of Chestermere's most established and sought-after communities, where quiet streets, mature surroundings, and true lake living come together just minutes from Calgary. With easy access to Highway 1 and East Hills, you get the best of both worlds: a peaceful setting without giving up convenience. From the moment you arrive, there is a quiet confidence to this home. The timeless exterior, framed by three dormer windows, creates a presence that stands apart without demanding attention. Backing directly onto green space and pathways, with lake access just a short walk away, the setting is as much a part of the home as the structure itself. Original owner and extensively renovated, this home has been cared for with intention. Inside, the feeling is immediate. The open-to-below design allows natural light to pour through the main floor, creating a sense of volume and airiness that is rarely achieved. A thoughtfully designed split staircase with dual access adds architectural interest. The main living room is both spacious and inviting, anchored by a fireplace and distinctive triangular windows that bring in natural light while adding character you don't see every day. The kitchen is where everything comes together, seamlessly connected to a bright breakfast nook and dedicated coffee bar that adds both function and flexibility. Designed for both everyday living and gathering, it features built-in Brigade appliances, a gas range, a prep sink, and a large central island that becomes the natural place people gravitate toward. It is a space that feels just as comfortable on a quiet morning as it does hosting a full house. The mudroom and laundry are seamlessly combined into one highly functional space, complete with built-in storage, a sink, hanging space, and stacked washer and dryer, designed

to keep everyday life organized and out of sight. A dedicated home office completes the main level. Upstairs, the home transitions into a more private, relaxed setting. Two additional bedrooms are bright, functional, and generously sized, with room for desks or growing needs. A full 4-piece bathroom serves the level. The primary room is intentionally set apart, elevated by a few steps to create a sense of privacy and retreat. The ensuite feels complete, featuring a double vanity, a large soaker tub, a step-in shower, and a dedicated makeup vanity that brings ease to everyday routines. The fully finished basement carries the same design language throughout, including the split staircase with dual access that mirrors the main floor. This level offers a large rec space, a sleek wet bar, dedicated gym area, an additional bedroom, and a full bathroom with a step-in shower. What makes this home stand out is not any single feature, but how everything comes together. The layout, the renovations, the setting, and the feeling it creates from room to room. Second to none in The Cove - a home that feels right the moment you walk in.