



**164 COVE Road**  
**Chestermere, Alberta**

**MLS # A2305415**



**\$699,900**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,188 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, No Back Lane, No Neighbours Behind		

<b>Heating:</b>	Boiler, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 164 Cove Road, a spacious 2-storey home offering 2,187.8 sq. ft. above grade, 3 bedrooms, 3 bathrooms, a main floor office, and an oversized heated attached garage measuring 27'2" x 22'2" in an established Chestermere location of the Cove. From the moment you enter, the main floor offers an impressive sense of space with soaring ceilings, a bright open-to-above front living room, formal dining area, and a practical layout designed for both everyday living and entertaining. The kitchen provides plenty of cabinetry and counter space, a large island with eating bar, pantry, gas stove, black appliances, and a sunny breakfast nook with access to the covered rear deck. Just off the kitchen, the family room creates a comfortable place to gather, complete with a mantled gas fireplace and built-in display shelving. A main floor office and 2-piece bathroom add everyday convenience. Upstairs, the large primary bedroom features a walk-in closet, ceiling fan, gas fireplace, and spacious 4-piece ensuite with jetted tub and separate shower. Two additional bedrooms, an upper 4-piece bathroom, and convenient upper laundry complete the second level. The unfinished basement offers a wide-open footprint with in-floor heat, roughed-in bathroom plumbing, and excellent potential for future development. The oversized heated garage is a standout feature with 'roughed in' hot and cold water, in-floor heat, and plenty of space for parking, storage, or workshop use. Outside, enjoy a covered front veranda, covered rear deck, fenced backyard, mature landscaping, storage shed, and Gemstone lighting. This is a large, well-equipped home with space, character, and room to make it your own.