



GRASSROOTS

REALTY GROUP

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172 COVE Drive
Chestermere, Alberta

MLS # A2309172



\$775,000

Division:	The Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,459 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: storage shed

Welcome to The Cove. Location is everything. This exceptional two-storey residence offers the perfect lifestyle, situated just steps from the lake, lush parks, and local amenities, while backing directly onto scenic pathways. The Main Level: Sophistication & Flow. Beautifully renovated with modern finishes, this home seamlessly blends designer style with everyday practicality. Soaring high ceilings and an open-concept layout create an immediate sense of light and warmth. A fresh coat of paint, durable slate tile flooring, and stylish new light fixtures provide a polished, contemporary aesthetic. The heart of the home features warm maple cabinetry, a functional center island, sleek granite countertops, a walk-in pantry, and newer(2024) stainless-steel appliances. The kitchen flows effortlessly into the dining area NEW laminate vinyl flooring and a vaulted living room nook. The main floor is rounded out by a dedicated home office, a three-piece bathroom with a walk-in shower, and a functional laundry area. The second floor is designed for both relaxation and family connection: : A large, inviting space featuring a ceiling fan and direct access to a private balcony—perfect for morning coffee or stargazing at night. A true sanctuary with vaulted ceilings, a new cooling ceiling fan, and a spa-like 4-piece ensuite complete with a jetted tub and separate stand-up shower ROOM. HEATED TILE FLOOR, his and hers sinks. Two additional well-sized bedrooms are thoughtfully positioned for maximum privacy. This level is serviced by a full bathroom and—for ultimate convenience—a laundry room. Brand-new plush carpeting has been installed throughout the upper floor. The Basement: Featuring large egress windows, this massive space is currently optimized for storage and gym but awaits your creative touch for future development. Meticulously maintained with a regularly

serviced furnace and updated dual hot water tanks. and updates include a newer roof (2016), exterior paint, and NEWER 2 * 50 GAL hot water tanks. The backyard is an entertainer's dream, featuring brand new wood deck and direct gate access to the greenspace and walking paths to the private cove beach. The extra wide double attached garage is fully insulated and finished, adding to the home's standout curb appeal and everyday functionality. Don't miss this exceptional home in a location that keeps you connected to nature and the community.