



**240 Cove Drive  
Chestermere, Alberta**

**MLS # A2314416**



**\$749,900**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,443 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Lake, Lawn, Low Maintenance LA		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Life really is better by the lake &mdash; especially when the beach is only a 4-minute walk from home. Welcome to The Cove in Chestermere, where this beautifully updated 2-storey home sits on a large corner lot backing onto pathways and green space. This quiet, family-friendly location offers the best of lake living with nearby sand, grassy areas, playgrounds, pickleball courts, off-leash areas, and a no-wake zone for calmer days by the water. Inside, you're welcomed by a bright entryway with soaring 17' ceilings, an elegant curved staircase, and wrought iron accents. The sun drenched formal living room at the front of the home flows directly into the formal dining room with an arched opening and accent columns, featuring tall windows and a curved feature wall that adds character. An additional arched doorway leads into the updated kitchen with espresso oak cabinetry, quartz countertops, new backsplash, stainless steel sink, brand new hood fan, corner pantry, and a large window overlooking the backyard. The adjoining family room is stunning with open-to-above ceilings, six oversized stacked windows, and a built-in entertainment niche. The main floor also offers brand new LVP flooring, a bright flex room with French doors, a privately placed powder room, and a laundry room with additional closet space. Upstairs, glass French doors open into a massive primary retreat with space for a sitting area, along with a walk-in closet and a beautifully updated 5-piece spa-inspired ensuite with new cabinetry, luxury vinyl tile flooring, dual vanities, a corner soaker tub, and two large windows. The upper level features new carpet in the bedrooms, new hardwood on the stairs and hallway, and an open-to-below overlook with a "Juliette balcony". Two additional spacious bedrooms complete the level, including one with a built-in desk. The renovated 4-piece main bathroom

includes new flooring, vanity, quartz countertop, and a glass tub enclosure. The unfinished basement offers a blank slate for future development and a great bonus space for kids's play or activities. Outside, enjoy a large backyard with deck, grassy space, and direct access to the walking pathway behind. Additional updates include roof replacement in 2020, hot water tank in 2021, new hood fan, faucets, flooring, carpet, paint, lighting, and more. Move-in ready, full of natural light, and set in one of Chestermere's most loved communities — this is the lifestyle your family has been waiting for.