



GRASSROOTS
REALTY GROUP

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**184 Cove Crescent
Chestermere, Alberta**

MLS # A2346062



\$724,900

Division:	The Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,913 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: AC, Storage Shed, dart board, coffee shelves, kitchen shelves, basement TV Mount, outdoor hanging swing

OVER 3000 SQ.FT of FULLY RENOVATED living space in this STUNNING family home featuring a WALKOUT BASEMENT, GREEN SPACE & one of the best layouts you have EVER SEEN!! WOW!! Tucked away on a QUIET street in The Cove, one of Chestermere's hidden gems, this beautifully updated home features a unique split-level bi-level design, a fully finished WALKOUT basement with summer kitchen & a large PIE-SHAPED LOT backing directly onto GREEN SPACE! Step inside to an impressive foyer with soaring two-storey ceilings showcasing the home's unique architecture. A short flight of stairs leads to the main living level where the completely TRANSFORMED kitchen steals the show! Featuring a massive GRANITE island, beautiful cabinetry, TILE backsplash, updated appliances, beautiful flooring & dramatic VAULTED CEILINGS, this is an incredible space for everyday family life & entertaining. The kitchen flows seamlessly into the open-concept living area, while the spacious dining nook overlooks the backyard & green space and opens to the large upper deck with DURADEK covering & stairs to the yard below. Also on the main level is a separate formal dining area, TWO spacious bedrooms with their own RENOVATED bathroom + an absolutely STUNNING oversized LAUNDRY ROOM! This incredible space offers tons of room for laundry, storage & organization—a feature busy families will LOVE. Head upstairs where the PRIMARY SUITE occupies the ENTIRE TOP FLOOR! Talk about privacy! With over 400 SQ.FT., this incredible retreat has room for a KING size bedroom suite, additional furniture or sitting area & is completed by a beautiful ENSUITE with dual vanity, soaker tub & WALK-IN shower! The FULLY DEVELOPED lower level takes this home to another level! With over 1,200 SQ.FT. of

finished living space, a 4TH BEDROOM, full bathroom, spacious living area, games area & SUMMER KITCHEN, there is tremendous flexibility for guests or extended family. Best of all, it opens directly to the STUNNING backyard! With its walkout access, the lower level also offers excellent potential for buyers interested in utilizing this space for additional rental income! Outside, enjoy the space & privacy of the large landscaped PIE-SHAPED LOT backing onto GREEN SPACE that is manicured to perfection and is complete with lower patio, firepit area and room to play—an incredible setting for kids, pets, entertaining or relaxing outdoors. Additional highlights you WILL LOVE INC: Central AIR CONDITIONING, fresh paint, NO POLY B plumbing + a SUNNY SW backyard with tons of outdoor space! All this in an exceptional family-friendly location with convenient access to Chestermere's amenities plus The Cove's community BEACH & PICKLEBALL court. Pack your bags and book your showing today because this one is READY TO GO!!