



GRASSROOTS
REALTY GROUP

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**115 Cove Crescent
Chestermere, Alberta**

MLS # A2346841



\$645,000

Division:	The Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,143 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Garden Shed, Gazebo

Nestled in the serene Cove community of Chestermere, this charming home offers a private retreat with exclusive access to a beach, playground, and the picturesque lake. With plenty of square footage and evident pride of ownership, this residence is meticulously maintained and truly one-of-a-kind. The main floor features an inviting layout, enhanced by large windows that flood the space with natural light, showcasing the light wood tones in the kitchen. with all new stainless steel appliances. You'll appreciate the abundance of counter space, complemented by more cabinets and cupboards than the average home, along with a convenient pantry for all your storage needs. The versatile living room allows for various configurations to suit your lifestyle, while the dedicated dining area is perfect for family dinners. Step outside to the south-facing patio and enjoy a beautifully blossoming garden and trees during the summer months. Upstairs, find the ideal setting for family movie nights or a play area for kids, with the bedrooms thoughtfully separated for privacy. Secondary bedrooms easily accommodate queen-sized beds and furniture, featuring built-in closets and drawers for added convenience. A full bathroom services this level, while the generous primary bedroom boasts a spacious walk-in closet and a luxurious ensuite. The fully finished basement adds even more value, featuring a large recreational area, an additional bedroom, and another full bathroom. New installs include; furnace, air conditioner and hot water tank. Don't miss the opportunity to make this stunning home yours—contact your favorite agent today to schedule a showing!