



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

113 Cove Hill
Chestermere, Alberta

MLS # A2350824



\$739,000

Division:	The Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,424 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	T1X1S7
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: A/C Unit

Welcome to this beautifully renovated 5 bedroom home in The Villas of the highly desired area of The Cove. This home is offering 2,423 SqFt Above Grade of thoughtfully designed living space. The main floor features a brand new kitchen with new appliances, engineered hardwood flooring, new lighting, doors, carpet, a spacious living and dining layout, main-floor bedroom, laundry and convenient 2-piece bath. Upstairs offers 4 bedrooms including a stunning primary retreat with a luxurious ensuite featuring a freestanding soaker tub, oversized walk-in shower and dual his and hers sink plus an additional full bathroom. The spacious undeveloped basement offers endless potential for future development. Enjoy the south facing covered patio, large rear deck, fenced dog run, central A/C and the low-maintenance lifestyle of The Villas of The Cove, with lawn care, snow removal, irrigation blow-outs and common area maintenance included in the small \$125/Month HOA fee.