



THE
A-TEAM

**RE/MAX
FIRST**

256 COVE Drive, Chestermere t1x 1j4

MLS®#: **A2157674**

Area: **The Cove**

Listing Date: **08/13/24**

List Price: **\$745,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2000**
Lot Information
Lot Sz Ar: **5,045 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,222**
Low Sqft:
Ttl Sqft: **2,222**

DOM

36
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`5" x 10`3"	Family Room	Main	15`11" x 14`5"
Bonus Room	Second	10`8" x 10`1"	Laundry	Main	9`2" x 7`9"
Bedroom	Second	11`3" x 10`1"	Bedroom	Lower	17`8" x 11`5"
3pc Bathroom	Third	8`6" x 5`10"	4pc Ensuite bath	Second	
Living Room	Main	12`5" x 10`3"	Kitchen	Main	13`0" x 12`7"
Great Room	Lower	15`2" x 13`4"	Breakfast Nook	Main	11`8" x 7`10"
Bedroom - Primary	Second	14`6" x 14`0"	Bedroom	Second	11`6" x 6`7"
2pc Bathroom	Main		4pc Bathroom	Second	

Title: **Fee Simple**
 Legal Desc: **0010496**

Zoning: **r-1**

Remarks

Pub Rmks: **Looking for space, comfort and a touch of luxury? This home is perfect for you! Located in the well sot after community of Chestermere, This 2 story family home has over 3000 soft of living space with 3 beds up and 1 bedroom down and 3.5 baths. Other highlights of this stunning home include gorgeous Brazilian Walnut hardwood flooring, high ceilings, custom archways, elegant lighting fixtures, neutral colored walls, plenty of windows inviting tons of natural light all throughout and many more! Enter the foyer and be welcomed by the sun-filled living room with a cozy gas fireplace next to the large kitchen featuring gorgeous cherry cabinetry, an island with a sit-down bar, stainless steel appliances, lots of counter space and a corner pantry. A few steps away is the bright breakfast nook that opens up to the expansive 2 tired deck perfect for entertainment! In the next room is the formal dining and family room with enough space to accommodate both family and guests. Completing the main floor is a 2 pc bathroom and a laundry area. Upstairs, you'll find a loft for when you want to relax and do your afternoon quiet reading or convert this space to a study area for the kids or a home office. Have your own private space in the huge masters bedroom complemented with a walk-in closet and a 4 pc ensuite with a luxurious soaker tub and separate shower. 2 more good size bedrooms and a 4 pc family bath complete the 2nd level. Check out the fully finished basement that offers bedroom # 4 perfect for when you have guests over for the night, a coffee bar and a 3 pc bathroom. The basement has lots of room for storage and enough space to be converted to a game room, media room, or whatever you prefer to maximize the space in your home. There is plenty of space for the whole family to enjoy in the massive fully-fenced backyard. Host parties and gatherings in your private 2 tiered deck while the kids play in the beautifully maintained yard with a sprinkler system. The 2 car attached garage allows room for extra storage or work area. There's also a parking space available in the concrete driveway when you have guests come over. Situated right along Chestermere lake and close proximity to schools, public transit, playground for the kids, shopping and coffee shops for your daily coffee fix. Your dream home awaits, book your appointment now! A must to see. Very easy to show any time. Flexible possession.**

Inclusions: **operner**
 Property Listed By: **Royal LePage METRO**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123