



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**151 COVE Close, Chestermere T1X 1V4**

MLS®#: **A2163702**      Area: **The Cove**      Listing **09/20/24**      List Price: **\$850,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **5,942 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,227**  
 Low Sqft:  
 Ttl Sqft: **2,227**

DOM

**61**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lake,Lawn,Sloped Down,Views**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Barbecue,Gas Grill**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Electric Oven,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Chandelier,French Door,High Ceilings,Jetted Tub,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 15`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 10`9"</b>
<b>Bonus Room</b>	<b>Basement</b>	<b>12`8" x 10`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`10" x 2`4"</b>
<b>Other</b>	<b>Main</b>	<b>28`9" x 23`9"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`11" x 3`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 9`2"</b>
<b>Den</b>	<b>Main</b>	<b>11`11" x 10`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>20`2" x 14`9"</b>
<b>Other</b>	<b>Main</b>	<b>15`6" x 9`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`9" x 6`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`3" x 4`5"</b>

Storage  
Walk-In Closet  
Bedroom  
Bedroom  
4pc Bathroom  
3pc Bathroom

Basement  
Second  
Second  
Basement  
Second  
Basement

10`5" x 9`1"  
5`3" x 3`11"  
15`0" x 10`7"  
12`11" x 12`3"  
8`5" x 5`3"  
10`11" x 4`11"

Walk-In Closet  
Bedroom - Primary  
Bedroom  
4pc Ensuite bath  
2pc Bathroom

Second  
Second  
Second  
Second  
Main

10`5" x 3`11"  
15`7" x 12`11"  
14`7" x 10`11"  
9`2" x 8`11"  
6`11" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **0610938**

Zoning: **R1**

Remarks

Pub Rmks: **This is a rare opportunity to live just steps from Cove Beach, adjacent to a dog park, kids' play area, walking, running, and biking paths, and pickleball courts. Enjoy stunning lake views from your deck and bedroom windows—perfect for families with young and adult children, offering activities for everyone. The home boasts 3,350 sq. ft., featuring 4 bedrooms and 3.5 bathrooms, with various upgrades including woodwork panels and custom cabinetry. As you enter, you're greeted by a beautiful curved staircase leading to the bedrooms. To the right, an office/den can serve as a secondary living room. The kitchen is fair size, with custom oak cabinets, stainless steel appliances, a corner pantry, and a spacious island with seating. The open dining room can accommodate a large family table and offers sliding door access to the picturesque patio with lake views. Adjacent to the dining area, the expansive living room features a cozy fireplace. Upstairs, the master bedroom connects to an ensuite through elegant French doors. There are also two generously sized bedrooms and a shared bathroom. The lower level features a large open area with a family room that walks out to the yard, an additional bedroom, a storage room, and a bathroom, making this home perfect for family living and entertaining. Don't miss out on this exceptional property!**

Inclusions: **none**  
Property Listed By: **CIR Realty**

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













