



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 COVE Road, Chestermere T1X 1G1**

MLS®#: **A2168360**

Area: **The Cove**

Listing Date: **09/25/24**

List Price: **\$939,000**

Status: **Active**

County: **Chestermere**

Change: **-\$30k, 29-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **1999**

Finished Floor Area  
Abv Sqft: **3,026**  
Low Sqft:  
Ttl Sqft: **3,026**

DOM

**87**  
Layout  
Beds: **7 (4 3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,413 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn,Garden,Landscaped,Paved,Rectangular Lot**  
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**

Construction: **Brick,Concrete,Stucco,Wood Frame**

Sewer:  
Ext Feat: **Lighting,Playground,Private Entrance,Private Yard**

Flooring: **Carpet,Hardwood,Vinyl Plank**

Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Built-in Features,Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`5" x 11`5"
Nook	Main	10`6" x 16`2"
Office	Main	10`11" x 8`11"
Living Room	Main	11`11" x 13`11"
2pc Bathroom	Main	5`11" x 4`8"
Pantry	Main	3`8" x 3`8"
5pc Bathroom	Upper	9`5" x 8`7"

Room	Level	Dimensions
Kitchen	Main	16`1" x 13`7"
Family Room	Main	16`4" x 13`7"
Laundry	Main	12`8" x 4`11"
Entrance	Main	8`9" x 7`5"
Balcony	Main	24`7" x 12`0"
Storage	Upper	3`8" x 3`3"
Bedroom	Upper	12`5" x 12`5"

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`4" x 15`5"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>15`6" x 12`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 9`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`3" x 10`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>15`9" x 15`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>5`11" x 6`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 13`0"</b>

<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`11" x 6`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 15`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`10" x 4`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`11" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`6" x 9`3"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`5" x 20`8"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-1**  
 Legal Desc: **9812130**

Remarks

Pub Rmks: **| PRICE DROPPED \$30,000 | Welcome to this beautifully updated 7-bedroom, 3.5-bathroom home at 108 Cove Road, just a short stroll from the peaceful shores of Chestermere Lake. With over 4,300 square feet of living space and more than \$100,000 invested in renovations, this property is ideal for families or as an investment with a fully equipped basement illegal suite. Upon entering, you'll find a bright, open-concept design that creates an airy feel in the living and dining areas. The gourmet kitchen is a standout, featuring sleek quartz countertops, stainless steel appliances, and a spacious island that opens to a fantastic outdoor deck—perfect for gatherings! Recent enhancements include stylish flooring, modern lighting fixtures, and elegant bathroom upgrades, all adding to the home's appeal. The inviting living area sets a cozy tone for family get-togethers and entertaining. Upstairs, the primary suite offers a luxurious escape, complete with a spa-like ensuite featuring a deep soaking tub, separate shower, dual sinks, and a generous walk-in closet. Two additional bedrooms and a full bathroom provide ample space for family and guests. The fully finished walk-out basement is a remarkable feature, boasting a large recreation room, three sizeable bedrooms, and a full bathroom, all with private access to the backyard. Outside, the spacious backyard is perfect for outdoor activities and relaxation, while the double attached garage offers plenty of parking and storage. Situated in one of Chestermere's most sought-after neighborhoods, you'll enjoy easy access to shopping, dining, and recreational amenities. Don't miss this fantastic opportunity—schedule your showing today!**

Inclusions: **N/A**  
 Property Listed By: **eXp Realty**

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



















