



THE
A-TEAM

**RE/MAX
FIRST**

176 COVE Crescent, Chestermere T1X 1J6

MLS® #: **A2175204**

Area: **The Cove**

Listing Date: **10/24/24**

List Price: **\$779,900**

Status: **Pending**

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: **5,249 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,566**
Low Sqft:
Ttl Sqft: **1,566**

DOM

27
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Gentle Sloping,Landscaped,Level,Street Lighting
Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),BBQ gas line,Rain Gutters**

Construction: **Vinyl Siding**
Flooring: **Carpet,Cork,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`1"
Bedroom	Main	9`0" x 11`11"
Kitchen	Main	14`0" x 14`8"
Living Room	Main	14`7" x 19`0"
Pantry	Main	3`0" x 4`0"
4pc Bathroom	Lower	8`6" x 4`11"
Bedroom	Lower	12`0" x 12`7"
Game Room	Lower	27`11" x 31`3"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`8" x 10`11"
Dining Room	Main	9`6" x 10`8"
Laundry	Main	5`11" x 5`11"
Office	Main	11`0" x 12`0"
Bedroom - Primary	Main	16`1" x 19`4"
Other	Lower	8`3" x 8`4"
Bedroom	Lower	9`1" x 10`4"
Storage	Lower	24`3" x 18`11"

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

Zoning: **R1**

Remarks

Pub Rmks: **Did somebody say WALK OUT BUNGALOW?? Your search for this rare and elusive home style in Chestermere is over!! This fully finished and updated bungalow located in the popular Cove neighbourhood is big, bright and beautiful. It's love at first sight with immaculate landscaping and a welcoming covered front porch. As you step into the spacious front entrance you'll notice the vaulted ceilings and overall feeling of openness. A designated home office is located just beside the front door with double doors allowing for optimal privacy. Stepping into the open concept great room offers the real wow factor with vaulted ceilings, tons of windows, modern kitchen and luxury vinyl plank flooring throughout. The stylish gas fireplace that is surrounded by large windows is the perfect anchor to this cozy room. An updated gourmet kitchen complete with popular 2 tone cabinetry, a large counter height island with seating, quartz counters, gleaming stainless steel appliances and an eye-catching backsplash will satisfy even the most discerning of chefs. You'll enjoy direct access from the dining area to the newer upper deck with frosted glass railings for easy grilling and outdoor dining and retractable awning with a Phantom Screen . The luxurious primary retreat is the ideal place to rest, relax and rejuvenate. The custom built in wall unit is as attractive as it is practical and even includes a gas fireplace for the ultimate indulgence. A spa inspired 4 pc ensuite includes a massive walk in shower and his and hers sinks. The second bedroom on this level would be ideal as a child's bedroom, guest room or hobby room. It is conveniently located next to the main bath that also functions as a guest bath. A laundry room located next to the garage entrance rounds out this level. But there's still more home to love! With 2 bedrooms and a full bath the fully finished walk out bungalow provides the ideal retreat space for your teenagers, guests or other family members to enjoy. And what a place to entertain! The recreation area is huge and is flooded with natural light and features in floor heating. A gas fireplace plus a huge wet bar with wine fridge and beverage fridge , sink, tons of cupboard and counter space r makes this the perfect place to hang out with family and friends. Cork flooring throughout is both comfortable and practical. Step out onto the cement patio and enjoy the beautifully landscaped backyard with underground sprinklers that backs onto a green space as well as a pathway leading to Chestermere Lake where you'll find picturesque walking paths, an off leash dog park, pickle ball court, playground and beach. You are going to love living here! --**

Inclusions: **awning on back deck, phantom screen door, bar fridge shelf attached to wall in rec room downstairs, underground sprinklers, infloor heating, (POOL TABLE: NEGOTIABLE)**

Property Listed By: **RE/MAX Key**

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











