



THE
A-TEAM

**RE/MAX
FIRST**

100 COVE Road, Chestermere T1X1G1

MLS®#: **A2179583** Area: **The Cove** Listing **11/16/24** List Price: **\$762,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **1999** Abv Sqft: **2,121**
Lot Information Low Sqft:
 Lot Sz Ar: **6,404 sqft** Ttl Sqft: **2,121**
 Lot Shape:

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony,Fire Pit**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Stone**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Second	7`10" x 4`11"	4pc Ensuite bath	Second	10`7" x 10`0"
Bedroom	Second	10`4" x 11`5"	Bedroom	Second	11`5" x 10`10"
Den	Second	9`0" x 9`3"	Bedroom - Primary	Second	16`5" x 16`1"
3pc Bathroom	Lower	10`5" x 7`1"	Kitchenette	Lower	6`3" x 2`4"
Bedroom	Lower	17`11" x 9`0"	Game Room	Lower	30`11" x 22`1"
Storage	Lower	6`9" x 8`9"	Furnace/Utility Room	Lower	9`3" x 5`2"
2pc Bathroom	Main	5`3" x 4`7"	Breakfast Nook	Main	9`0" x 7`10"

Den	Main	14`0" x 13`1"	Dining Room	Main	16`0" x 9`0"
Kitchen	Main	18`1" x 13`7"	Laundry	Main	10`4" x 7`0"
Living Room	Main	14`0" x 15`0"	Office	Main	9`10" x 9`1"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 9812130

Zoning: R1

Remarks

Pub Rmks: **Charming Family Home for Sale in Chestermere. This beautifully maintained 2100 sq. ft. two-storey walk-out residence has been cherished by its original owners and is ready for a new family to create lasting memories. As you step inside, you'll be greeted by an inviting atmosphere filled with natural light. The main level features a versatile layout, complete with an enclosed office space with glass door access, a formal dining area, and both a cozy family room and a spacious living room, enhanced by a charming built-in gas fireplace. This area is perfect for both relaxation and entertaining. In the spacious kitchen you will find a large island, corner pantry and stainless appliances. On the upper level are three generous bedrooms, including a large primary suite that serves as a true primary retreat. This suite boasts a cozy reading nook, a luxurious 5-piece en-suite bathroom, and a walk-in closet that provides ample storage. The skylight on the upper level floods the upper level with sunlight all year round. The lower level walkout is designed for gatherings and entertainment, featuring a stunning cabin-like stone gas fireplace that adds warmth and character to the expansive gathering space. Here, you'll also find a wet bar, perfect for hosting friends and family. Additionally, there is a versatile 4th bedroom, (window isn't up to egress codes) ideal for guests or a private office, along with a stylish bathroom featuring a custom-installed walk-in shower. Situated in the desirable community of The Cove, this home offers families the idyllic Chestermere Lake lifestyle. Enjoy close proximity to amenities, beautiful parks, scenic pathways, and beach access—perfect for summertime fun and outdoor adventures. Don't miss your chance to own this exceptional family home that seamlessly blends comfort, style, and community living. Schedule your viewing today and envision the life you can create in this wonderful space!**

Inclusions: window coverings, outdoor planters, house keys, mail keys, smart lock front door keypad
 Property Listed By: CIR Realty

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











