



THE
A-TEAM

**RE/MAX
FIRST**

418 COVE Road, Chestermere T1X 1J7

MLS®#: **A2185271** Area: **The Cove** Listing **01/07/25** List Price: **\$769,800**
 Status: **Active** County: **Chestermere** Date: Change: **-\$10k, 17-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2002** Abv Sqft: **2,148**
Lot Information Low Sqft:
 Lot Sz Ar: **5,056 sqft** Ttl Sqft: **2,148**
 Lot Shape:

DOM

25
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **389**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`6" x 10`1"	Living Room	Main	15`7" x 14`4"
Office	Main	10`10" x 9`5"	Kitchen	Main	17`4" x 10`9"
Bonus Room	Second	17`11" x 10`10"	Laundry	Main	7`6" x 7`4"
Bedroom - Primary	Second	15`5" x 11`8"	Bedroom	Second	14`6" x 11`1"
Bedroom	Second	11`5" x 10`10"	2pc Bathroom	Main	5`5" x 5`4"
5pc Ensuite bath	Second	13`10" x 10`4"	4pc Bathroom	Second	7`11" x 5`0"
Walk-In Closet	Second	9`2" x 3`8"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0010496

Remarks

Pub Rmks:

WELCOME TO THIS BEAUTIFUL FULLY RENOVATED 2 STORY WALKOUT HOME, STUCCO EXTERIOR, 3 BEDROOMS, BONUS ROOM, OFFICE, WITH A HUGE BACKYARD WITHIN WALKING DISTANCE TO LAKE, STRIP MALL AND A PRIVATE RESIDENTS BEACH. This gorgeous ready to move in home in the location you desire! This home features over 2,140 sq. ft. plus a walkout unfinished basement, situated on a quiet street. The main floor is open and bright with a great layout, good quality engineered wood floor, window coverings and tons of space for your family to enjoy. A gas fireplace in the inviting living room creates a cozy atmosphere on cool winter evenings. Well laid out kitchen inspires culinary adventures featuring an abundance of cabinets, Quartz counter tops, a pantry for extra storage and a breakfast bar on the centre island. A den on this level is great for working from home or a quiet study space, spacious laundry in mud room. Upper level features second fireplace in the bonus room. Master bedroom with a jetted soaker tub and a separate shower. Both additional bedrooms are spacious and bright, sharing the 4-piece family bathroom. The walkout level awaits your dream development with loads of additional room for everything on your wish list and more! Several outdoor spaces encourage summer barbeques and warm weather entertaining on either the upper deck or lower patio. The large, fenced yard has plenty of play space for kids and pets plus a built-in firepit enticing endless evenings under the stars. Perfectly located within a 5 minute drive to both the Prairie Waters elementary School and the Chestermere Lake Middle School. Also, an easy 5 minutes stroll to the beach, the Dockside Bar and Grill plus numerous other amenities. This community has it all plus just 10 minutes to East Hills Shopping Centre, Costco, Walmart, only 10 minutes drive to Calgary City limit and 30 mins to Downtown Calgary! Do not miss this opportunity, call your favourite Realtor to view this beautiful property!

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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









