



THE
A-TEAM

**RE/MAX
FIRST**

111 COVE Crescent, Chestermere T1X1J5

MLS®#: **A2197411**

Area: **The Cove**

Listing Date: **02/26/25**

List Price: **\$689,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2002**

Lot Information

Lot Sz Ar: **5,055 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,465**

Low Sqft:

Ttl Sqft: **1,465**

DOM

0

Layout

Beds: **3 (2 1)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings**
Int Feat: **High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Main	9`6" x 11`4"
Bedroom	Main	10`8" x 10`6"	Bedroom - Primary	Main	12`11" x 25`8"
Bedroom	Lower	11`0" x 16`7"	4pc Bathroom	Lower	
Breakfast Nook	Main	8`9" x 11`3"	Dining Room	Main	9`5" x 13`5"
Kitchen	Main	8`10" x 16`5"	Laundry	Main	5`11" x 8`10"
Living Room	Main	12`10" x 15`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0010496

Zoning:
R1

Remarks

Pub Rmks:

Nestled in the sought-after community of The Cove, this stunning 3-bedroom, 3-bathroom bungalow offers the perfect blend of comfort, elegance, and convenience. Step inside to discover vaulted ceilings that enhance the spacious feel, complemented by rich hardwood flooring and stylish floor tile. Thoughtful architectural details, such as decorative ledges, add character throughout. The open-concept living space flows seamlessly into the kitchen and dining area, making it perfect for entertaining. The kitchen has a corner pantry, lots of cabinetry and a center island with quartz countertops. The fireplace is the focal point of the living space and offers warmth and ambiance throughout the year. There is a front lifestyle room to customize to your needs; formal dining, music room or office to name a few. The primary suite features a garden door leading to the rear deck, offering a private retreat to enjoy your morning coffee or unwind in the evening. The ensuite offers a jetted tub and separate shower. Expand your living space in the partially developed basement complete with a third bedroom, full bath, and a versatile work station. There is plenty of unspoiled living space to customize to suit your needs and the large sunshine windows provide an abundance of natural light from the South facing windows. Just moments from the public beach, tennis courts, parks, and recreation, this home is ideal for those who love an active yet peaceful lifestyle. Don't miss your chance to live in a community that blends nature, recreation, and modern living!

Inclusions:
Property Listed By:

Gazebo
CIR Realty

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







