

**115 Cove Crescent**  
**Chestermere, Alberta**

**MLS # A2299320**



**\$664,000**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,143 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** Garden Shed, Gazebo on deck

Nestled in the serene Cove community of Chestermere, this charming home offers a private retreat with exclusive access to a beach, playground, and the picturesque lake. With plenty of square footage and evident pride of ownership, this residence is meticulously maintained and truly one-of-a-kind. The main floor features an inviting layout, enhanced by large windows that flood the space with natural light, showcasing the light wood tones in the kitchen. You'll appreciate the abundance of counter space, complemented by more cabinets and cupboards than the average home, along with a convenient pantry for all your storage needs. The versatile living room allows for various configurations to suit your lifestyle, while the dedicated dining area is perfect for family dinners. Step outside to the south-facing patio and enjoy a beautifully blossoming garden and trees during the summer months. Upstairs, find the ideal setting for family movie nights or a play area for kids, with the bedrooms thoughtfully separated for privacy. Secondary bedrooms easily accommodate queen-sized beds and furniture, featuring built-in closets and drawers for added convenience. A full bathroom services this level, while the generous primary bedroom boasts a spacious walk-in closet and a luxurious ensuite. The fully finished basement adds even more value, featuring a large recreational area, an additional bedroom, and another full bathroom. New installs include; furnace, air conditioner and hot water tank. Don't miss the opportunity to make this stunning home yours—contact your favorite agent today to schedule a showing!