



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**223 COVE Drive**  
**Chestermere, Alberta**

**MLS # A2252451**



**\$689,900**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Walk-Out To Grade

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** Basement Fridge, Upright Basement Freezer, Shed

223 Cove Drive! Located steps to Cove Beach! With a fully developed WALK OUT BASEMENT, and a total of four bedrooms, this beautifully designed bungalow offers the perfect blend of comfort and functionality, perfect for everyday living or entertaining! There is a main floor 'flex room' ideal to use as a home office, or dining room! The kitchen is bright and spacious with upgraded Stainless Steel Appliances complete with a large island, perfect for preparing meals for the family! The living room is open and inviting featuring a three-way fireplace! There are two bedrooms on the main floor and a full bath. The Primary bedroom is quite spacious and complete with its own five piece ensuite and walk in closet! For maximum convenience, the laundry room is also on the main floor! The lower walk out level has In-floor heating for year-round comfort! Here you will find two additional bedrooms, a full bathroom, and a large rec room for family fun or relaxation! The Walkout basement leads to a private backyard retreat! The garage is oversized, measuring 24'5 x 22'3. Don't miss out on the opportunity to own a beautiful bungalow in the Lake community of Chestermere!