



**GRASSROOTS**  
REALTY GROUP

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

**120 COVE Road**  
**Chestermere, Alberta**

**MLS # A2268328**



**\$729,900**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Rectangular Lot		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** Gazebo

PRICE REDUCED! QUICK POSSESSION IS POSSIBLE! LOCATED ACROSS FROM THE LAKE!! 120 Cove Road &ndash; Lakeside Living in The Cove! Nestled directly across from the lake, this spacious and beautifully appointed home offers the perfect blend of comfort, convenience, and lifestyle. With just a short stroll or bike ride to Cove Beach and the Dog Park, this location is ideal for nature lovers and active families alike! Property highlights include a generous sized lot with the potential for RV parking! Main Floor Den, perfect for a home office or quiet retreat! Open concept living room & dining room combination with soaring ceilings! Cozy Family Room featuring a gas fireplace! Chef's Kitchen with island, quartz countertops, stainless steel appliances & rich oak cabinetry! There is also convenient main floor laundry and a two piece powder room for your guests! Upper level comfort include three spacious bedrooms, including a primary suite that will easily fit your king sized bed! Luxurious ensuite with dual sinks, a separate tub, a separate shower and large walk in closet. There is an additional 4-piece bathroom on this level for family or guests! The finished basement includes an expansive Rec Room, ideal for movie nights, games, a home gym or perhaps construct another bedroom or two. There is an additional 4-piece bathroom for added convenience! There is a total over 3000 sq ft of living space and the garage is oversized, measuring 23'7 x 20'5"! Whether you're entertaining, relaxing, or exploring the nearby amenities, 120 Cove Road delivers the lifestyle you've been dreaming of. Click on the 3D virtual tour link for additional information!