



**GRASSROOTS**  
REALTY GROUP

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**104 Cove Crescent  
Chestermere, Alberta**

**MLS # A2272792**



**\$725,000**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,913 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, French Door, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Basement Fridge, Basement Stove, Basement Hood Fan, Basement Washer and Dryer

Live in Chestermere and enjoy the lake lifestyle. This update home is a rare find. Situated on a quiet street with a 2 bedroom legal basement suite! As you enter you will notice the grand front foyer with an open to above. The kitchen is a focal point with updated cabinets, gorgeous quartz counters, timeless subway tile backsplash, stainless steel appliances, a large corner pantry for additional storage, and a sink overlooking your backyard with mature trees. Adjacent to the kitchen is the bright dining room with access to your sunny deck. The spacious living room features a gas fireplace with a tile detail. A large front den, could be used as a former dining room, play area, or home office. The powder room with stone counters is tucked away and conveniently located next to the laundry space and mudroom. As you head upstairs you will notice the timeless railing and large windows drawing in the natural light. The expansive primary includes a walk in closet, 4 pc ensuite with a separate shower and water closet. In addition to this there are 2 well sized bedrooms, and a 4pc main bath. The suited walkout basement has large windows, an updated 3 pc bath, separate laundry space, kitchen with modern cabinets and 2 additional bedrooms. The suite has its own separate entrance and a large outdoor patio space. This property is a rare find and includes new windows, an instant hot water tank among many other updates. Ideally located within a quick 5-minute walk to Chestermere's private beach, scenic walking paths, and local hot spots like Docksides Bar & Grill. Within minutes of Prairie Waters Elementary, Chestermere Lake Middle School, and a short 10-minute drive to East Hills Shopping Centre, Costco, and Walmart. You're also just 10 minutes from Calgary city limits and 30 minutes from downtown. Schedule your private showing today

or view the virtual tour!