



GRASSROOTS
REALTY GROUP

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212 Cove Court
Chestermere, Alberta

MLS # A2273219



\$655,000

Division:	The Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,963 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Slate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	23-24-28-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water		

Inclusions: None

Presenting an extraordinary opportunity to reside in the thriving lake community of Chestermere, this distinguished home spans over 1900 Sq/ft and is ideally situated within the quiet community of The Cove. Graciously presiding over a tranquil cul-de-sac, this residence is within walking distance to the pristine Cove Beach and an array of community amenities. Revel in the quintessential lakeside lifestyle, engaging in activities such as paddleboarding, kayaking, and tranquil fishing excursions or savor leisurely moments at the sandy beach. Merging elegance with functionality, the interior showcases grand windows, a cozy living space with a gas fireplace, a well-equipped kitchen with a walk-through pantry, and a dining area seamlessly connected to an expansive deck. The primary suite, complemented by a walk-in closet and private ensuite, is a sanctuary of relaxation. Additionally, the property features a vaulted-ceiling bonus room, two supplementary bedrooms, a full bathroom, and an unfinished basement awaiting your individualized touch. Boasting modern amenities such as a tankless water heater for enhanced energy efficiency, Do not miss this exceptional offering; schedule a private viewing today!