



**169 Cove Road  
Chestermere, Alberta**

**MLS # A2280837**

**\$1,890,000**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,117 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks, Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Alarm & Alarm Accessories, TV's & TV Wall Mounts, Central Air (2 Units), Beverage Fridges, Garage Heater		

LAKEFRONT LIVING IN THE COVE, one of Chestermere's most desirable communities! This fully finished, executive walk-out bungalow-style home sits on a massive 1/3+ acre lot backing directly onto Chestermere Lake! Offering over 4,900 sq. ft in total (with over 3,000 sq. ft. above grade), this property features a total of 5 bedrooms, 3.5 bathrooms, a fully developed walkout basement, an attached triple-car garage, and a private dock with a private boat lift. A bright, open-to-above foyer welcomes you into the main level, highlighted by 10-ft ceilings, crown moulding, built-in speakers, and expansive windows overlooking the lake. The oversized kitchen is designed for both cooking and entertaining, complete with stainless steel appliances, including a French door fridge, a wall oven and microwave, a 5-burner gas cooktop, an undercounter beverage fridge, a walk-in pantry, granite countertops, a triple-basin sink, a prep counter with a second sink, and a casual dining area overlooking the water. The adjacent 2-storey living room features a gas fireplace with a stone surround and double patio doors that open to a large stamped concrete deck with incredible lake views. The main-floor primary suite offers direct water views through multiple bay windows, a walk-in closet with built-ins, and a spa-inspired 5-piece ensuite with soaker tub, glass shower, and dual vanity sinks. A mudroom, powder room, laundry, and interior direct access to the heated, epoxy-finished triple garage complete this level. Upstairs, a spacious bonus room with a private balcony overlooks the lake, accompanied by two additional bedrooms with walk-in closets and a well-appointed main bath with dual sinks and separate tub/shower areas. The fully-developed walk-out basement features hydronic in-floor heating, a large recreation space with media built-ins, a wet bar, wine storage, two additional bedrooms, a full bath, and

extensive storage. Outside, the enormous, sunny West-facing landscaped backyard enjoys incredible lake views, stamped concrete pathways and multiple patio areas, plus a private dock with a boat lift. and storage shed. Additional highlights include cement shingle roofing, soffit lighting, dual A/C units, and 200-amp service. Located near schools, shopping, parks, and recreation, this is a rare opportunity to own a true lakefront property in one of Chestermere's most desirable communities.