



**GRASSROOTS**  
REALTY GROUP

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**195 Cove Crescent  
Chestermere, Alberta**

**MLS # A2281980**



**\$724,900**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Triple		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Central Vac, Pool Table, A/C Unit, Garage Heater, BBQ, Patio Furniture (Negotiable)		

\*\*\* OPEN HOUSE Saturday, January 31, 2026 2pm &ndash; 4pm \*\*\* Just five minutes from Cove Beach, this beautifully updated home is tucked into a quiet street in the Cove, one of Chestermere's most desirable neighbourhoods. With parks, restaurants, schools, and daily essentials nearby, the location offers unbeatable convenience and lifestyle. Curb appeal starts with an expansive driveway, complete with concrete steps, and clean exterior lines. Inside, a spacious foyer opens into a versatile front den or home office, plus a large formal dining room. The kitchen is both functional and elegant with stainless steel appliances, granite countertops, a large pantry, and a timeless backsplash. The open layout flows into a bright breakfast nook and generous living room with a cozy gas fireplace, ideal for hosting or relaxing. Upstairs, the oversized primary suite feels like a personal retreat, featuring a walk-in closet and a fully renovated ensuite with quartz countertops, soaking tub, dual vanities, and a glass-enclosed shower. Two more large bedrooms share a stylish four-piece bathroom. Downstairs is built for entertainment with a full wet bar, bar fridge, and a spacious rec room complete with a second fireplace and included pool table. Whether it's game night or movie night, there's room for it all. Step outside to a custom landscaped backyard with underground sprinklers, a stamped concrete patio, handcrafted bridge, storage shed, and large deck off the living room. Central air conditioning keeps the interior comfortable all year. The triple garage is heated, insulated, and includes hot and cold water, a floor drain system, and a new opener on the double door. This home also features elegant permanent exterior trim lighting for year-round curb appeal. With extensive upgrades, thoughtful layout, and prime location, this property is a rare find. Schedule your

private showing today.