



**390 Cove Road  
Chestermere, Alberta**

**MLS # A2287143**

**\$719,000**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,831 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Overs		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Sloped Down		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

STUNNING MAIN FLOOR RENO + WALKOUT BASEMENT + WEST-FACING BACKYARD OASIS — THIS IS THE ONE YOU HAVE BEEN WAITING FOR!!! Welcome to 390 Cove Road, located in one of Chestermere's most desirable LAKE communities — known for its PRIVATE BEACH, pickleball courts, and quiet, family-focused atmosphere. If you've been waiting for a SINGLE-FAMILY home that gives you real space, real upgrades, and real value... THIS IS IT!! Offering over 2712 SQ.FT. OF FULLY FINISHED living space, a WALKOUT basement and an DOUBLE ATTACHED GARAGE, this home IS READY TO GO!! The main floor has been COMPLETELY RENOVATED and features LVP flooring throughout, a beautifully updated half bath and CUSTOM laundry/mud room that is designed for busy family life with both style and function in mind. And then there's the kitchen... COMPLETELY TRANSFORMED and absolutely GORGEOUS!! Featuring stainless steel appliances, QUARTZ countertops, a stylish tile backsplash, updated cabinetry, a functional island with breakfast bar seating, and a corner pantry — this is the kind of kitchen buyers get excited about. It flows effortlessly into the bright dining nook and welcoming living area with feature floor to ceiling stone FIREPLACE that creates a stunning focal point and is the perfect layout for everyday life and entertaining. Step outside and you'll see why this home truly stands out. The WEST-FACING backyard has been fully upgraded with a HUGE stamped concrete patio — the ultimate setup for summer nights, entertaining friends, or simply relaxing in your own private oasis. Privacy glass ensures maximum comfort, and the large upper deck gives you even more outdoor living space. Added bonus — LARGE concrete stairs

lead from the front of the property directly to the backyard, providing convenient access you don't often find. Upstairs offers 3 generous bedrooms including a KING-SIZED primary suite complete with a custom WALK IN closet with built ins and spacious 4-PIECE ENSUITE featuring a soaker tub, walk-in shower, and modern vanity. The FULLY FINISHED WALKOUT BASEMENT brings incredible flexibility. There's a dedicated STUDIO space currently being used as a hair salon — complete with a sink already plumbed in. Whether you're an entrepreneur, creative, or just want a separate workspace, it's ready to go. You'll also find a 4TH BEDROOM, bathroom, and a HUGE family room perfect for movie nights or a kids' hangout zone. This home is the total package and packed with features you will LOVE including A/C, a STUNNING kitchen, WALKOUT BASEMENT, WEST backyard, newer roof & siding, private backyard oasis + MUCH, MUCH MORE!! If you've been waiting for a home that offers serious VALUE in a quiet, established neighborhood — this is your opportunity.