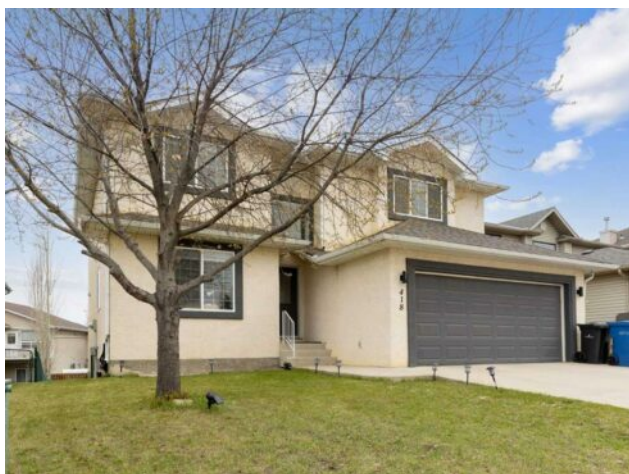


**418 Cove Road**  
**Chestermere, Alberta**

**MLS # A2216241**



**\$749,000**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished, Walk-Out To Grade

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** NA

**\*\* Open House Alert! Saturday, May 3rd from 1&ndash;4 PM \*\*** Discover this beautifully renovated 2-storey walkout home, thoughtfully upgraded and move-in ready! With over 2,140 sq ft of finished living space and a spacious unfinished walkout basement, this home offers incredible value in one of Chestermere&rsquo;s most desirable neighbourhoods&mdash;just steps from the lake, private residents&rsquo; beach, parks, shopping, and schools. ? Highlights of the Home: Fully renovated with modern finishes throughout Stucco exterior for timeless curb appeal 3 spacious bedrooms + bonus room + main floor office/den Engineered hardwood flooring and stylish quartz countertops Large chef&rsquo;s kitchen with centre island, breakfast bar, and pantry Cozy gas fireplaces on both the main and upper floors Oversized bonus room perfect for family movie nights Luxurious primary suite with jetted soaker tub and separate shower Large mudroom with convenient main floor laundry Walkout basement ready for your personal touch Enjoy outdoor living on the upper deck or lower patio, both overlooking a huge fenced backyard complete with a built-in firepit&mdash;ideal for entertaining or relaxing under the stars. ?? Location, Location, Location! Enjoy a quick 5-minute walk to Chestermere&rsquo;s private beach, scenic walking paths, and local hot spots like Dockside 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&rsquo;re also just 10 minutes from Calgary city limits and 30 minutes from downtown Calgary. ?? This home is competitively priced below similar listings in The Cove and offers significantly more living space and value compared to nearby homes like 144 Hawkmere View (\$674,888) and 360 Parkmere Green (\$809,000). It

won't last long!