

**328 COVE Road**  
**Chestermere, Alberta**

**MLS # A2172832**



**\$749,900**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Shed

Welcome to 328 Cove Road! This stunning bungalow offers a fully developed walk-out basement, providing both functionality and charm. With three spacious bedrooms—two on the main floor and one in the lower level, this home is designed for comfort. Step inside to an open-concept main floor featuring a front flex room, perfect for those working from home. The upgraded kitchen is a chef's dream, boasting stainless steel appliances, a large kitchen island, and ample cupboard and counter space, making meal prep effortless. The dining area offers plenty of room for gatherings, while the three-way fireplace sets a cozy ambiance throughout the living space. The primary suite is a retreat of its own, featuring a private ensuite and walk-in closet. A second bedroom and a full bath complete this level. Downstairs, the fully developed walk-out basement shines with a spacious recreation room and a stylish bar area, perfect for entertaining guests. The third bedroom and an additional three-piece bathroom complete with a steam shower, provide extra comfort and convenience. One of the home's standout features is the sunroom, offering a bright and inviting space for relaxation. Whether you're hosting, working, or simply unwinding, this home checks all the boxes! An added bonus is the 'Energy Efficient' tankless hot water heater!