

140 Cove Rise Chestermere, Alberta

MLS # A2235783


\$625,000

Division:	The Cove		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,954 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Enclosed, Front Drive, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Refrigerator and Dishwasher in basement

* OPEN HOUSE SUNDAY JULY 13th from 2:30PM to 4:30PM *. Welcome to this beautifully UPDATED WALKOUT HOME tucked in the heart of The Cove—one of Chestermere’s most sought-after LAKESIDE communities. Just steps from Chestermere Lake, enjoy your own private beach and exclusive lake access while living in comfort and style. The main floor features a spacious tiled foyer with a decorative niche and an inviting family room with a cozy fireplace as the focal point. Soaring 9 FT ceilings and modern pot lights enhance the open feel, leading into a BRIGHT KITCHEN with new soft-close cabinetry, QUARTZ countertops, UPDATED FLOORING, and a full stainless steel appliance package including a convection oven. The adjoining dining nook opens onto a balcony with gas BBQ hookup—perfect for summer evenings. You’ll also find a convenient main floor laundry room, a 2-piece bath, and ample closet space at both entrances. Upstairs offers a massive BONUS ROOM and three bedrooms, including a SPACIOUS PRIMARY with a luxurious 5-piece ensuite featuring a jetted tub, DUAL SINKS, a separate shower, and walk-in closet. The FULLY FINISHED WALK OUT basement expands your living space with a kitchenette featuring newer white cabinetry and QUARTZ countertops, a fourth bedroom, 4 piece bathroom and a flexible layout that offers a variety of possibilities—whether for extended family, guests, or a great space for entertaining. Additional features include central AIR-CONDITIONING, an attached HEATED DOUBLE GARAGE and all appliances included. Enjoy year-round benefits with LAKE PRIVILEGES, LAWN CARE and SNOW REMOVAL, and an underground sprinkler system, plus easy access to parks, schools, shopping, and more.