

# \$625,000 - 140 Cove Rise, Chestermere

MLS® #A2235783

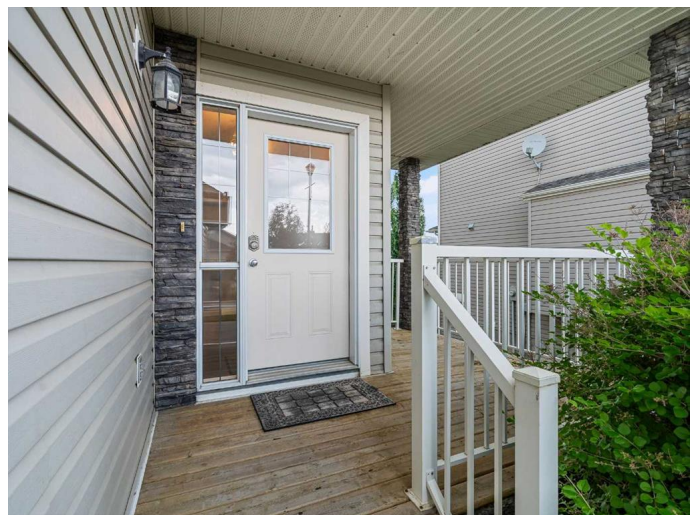
**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,954 sqft

Residential on 0.07 Acres

The Cove, Chestermere, Alberta

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.

Built in 2006

### **Essential Information**

MLS® #	A2235783
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	140 Cove Rise
Subdivision	The Cove
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1S7

### **Amenities**

Amenities	Beach Access, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Enclosed, Front Drive
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Stone Counters
Appliances	Convection Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	5
Zoning	R2
HOA Fees	125
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX First
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