

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

MLS® #A2235783

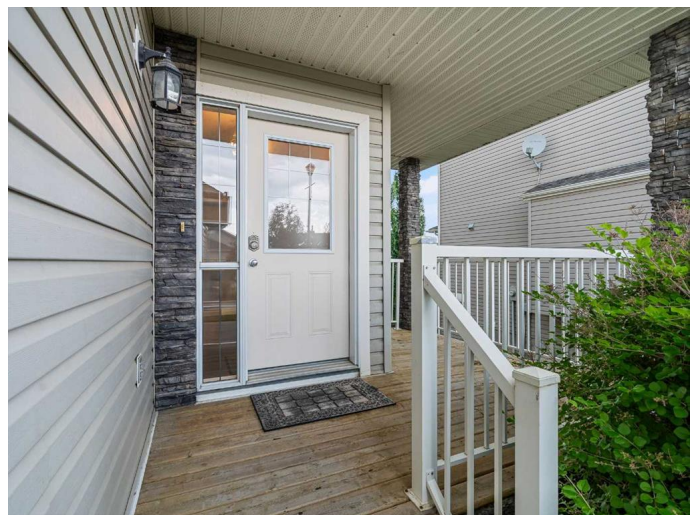
**\$625,000**

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 | 3              |
| Zoning         | R2             |
| HOA Fees       | 125            |
| HOA Fees Freq. | MON            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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