

# \$639,900 - 140 Cove Rise W, Chestermere

MLS® #A2206829

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,953 sqft  
Residential on 0.07 Acres

The Cove, Chestermere, Alberta

Open house SATURDAY April. 5. 2Pm -4 Pm

Show home condition! Perfect for the busy professional. This attached walkout has a generous tiled foyer with a decorative niche, and an attractive fireplace which becomes a focal point in the main floor family room. The 9-foot ceilings and contemporary pot lights brighten the way to the kitchen, which features maple laminate floors and new soft-closing cabinets, as well as a stainless steel appliance package with a convection oven. The nook area has rear balcony access with a gas hook-up for the BBQ. There is also a convenient main floor 2-piece bathroom and laundry room, as well as ample closets at both the front and back door. Upstairs features a bonus room and 3 bedrooms, including the master with a 5-piece ensuite complete with a jetted tub, his and her sinks, a water closet, and a separate shower. Of course, it wouldn't be complete without the walk-in closet. There are 9-foot ceilings in the unspoiled walkout. This home comes with AC and a heated garage. All appliances included This home has lake privileges in the cove, as well as lawn care and snow removal, and an underground sprinkler system! Fishing, Golf, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths

Built in 2006

## Essential Information



MLS® #	A2206829
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,953
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 W
Subdivision	The Cove
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1S7

### **Amenities**

Amenities	Beach Access, Spa/Hot Tub
Utilities	Natural Gas Available, Phone Available, Cable Available, Electricity Available, Sewer Available, Water Available
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	8
Zoning	R2
HOA Fees	125
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.