

# \$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

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      | Cable Available, Electricity Available, Natural Gas Available, Phone 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, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Convection Oven |
| 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 | 5                |
| Zoning         | R2               |
| HOA Fees       | 125              |
| HOA Fees Freq. | MON              |

### **Listing Details**

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

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