



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 140 Cove Rise Chestermere, Alberta

**MLS # A2235783**



# \$625,000

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

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

**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.

Copyright (c) 2025 . Listing data courtesy of RE/MAX First. Information is believed to be reliable but not guaranteed.