



**GRASSROOTS**  
REALTY GROUP

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**152 Cove Rise**  
**Chestermere, Alberta**

**MLS # A2252080**



**\$559,000**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<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>	Brick, Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** Pool Table

Come on in and take a look! Welcome home to this beautifully renovated duplex offering exceptional value in one of Chestermere's most desirable communities. With over 2,400 sq. ft. of stylish living space, including a fully finished walkout basement opening onto a spacious pie-shaped backyard, this home combines elegance and functionality. Enjoy stunning mountain and lake views from your downstairs patio or the private balcony connected to the luxurious primary suite, complete with a jetted soaker tub, oversized shower, and redesigned walk-in closet (2024). The chef-inspired kitchen features updated appliances and lighting (2022), ample cabinetry, and abundant counter space. Entertain guests effortlessly in two inviting dining areas, or elevate your remote work experience by using one as a bright and spacious home office. The main floor impresses with 14-foot ceilings, a feature fireplace, custom built-in shelving, and refinished original hardwood, with luxury vinyl plank flooring throughout the lower level (2022). A maintenance-free yard and double garage (new door 2022) provide a convenient lock-and-leave lifestyle ideal for snowbirds or busy professionals. Family and guests have their own retreat downstairs with two bedrooms, a games room featuring another fireplace, pool table, and wet bar, 4pc bath, and an additional storage area where you will find a newer furnace that was installed in 2022. Steps away from Chestermere's beaches, parks, shops, schools, and amenities, and conveniently located just 15 minutes to East Hills Shopping Centre and 30 minutes to downtown Calgary, this property offers affordable lakeside living at its finest. This home must be viewed to appreciate this outstanding Fully Finished Walk-Out Bungalow!

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