

\$625,000 - 140 Cove Rise, Chestermere

MLS® #A2235783

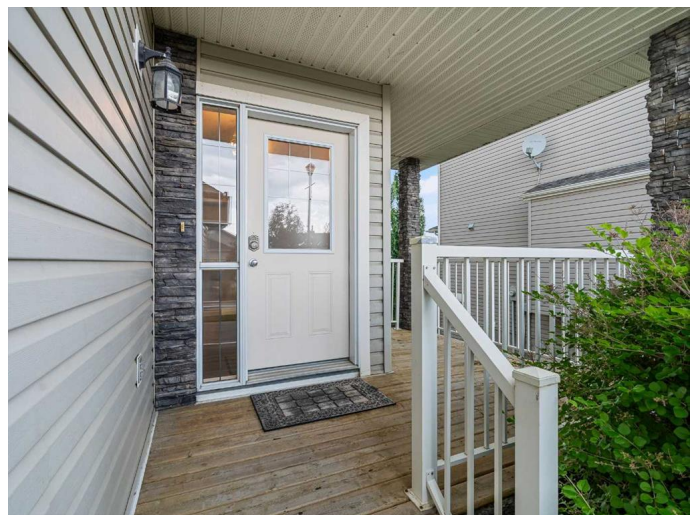
\$625,000

4 Bedroom, 4.00 Bathroom, 1,954 sqft

Residential on 0.07 Acres

The Cove, Chestermere, Alberta

* 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.

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, Playground, Park
Parking Spaces	4

Parking	Double Garage Attached, Front Drive, Heated Garage, Enclosed
# of Garages	2

Interior

Interior 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)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Convection Oven
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	30
Zoning	R2
HOA Fees	125
HOA Fees Freq.	MON

Listing Details

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

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.