

**140 Cove Rise W**  
**Chestermere, Alberta**

**MLS # A2206829**



**\$639,900**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,953 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		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	Cable, Electricity, Natural Gas, Phone, Sewer, Water
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

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