



THE
A-TEAM

**RE/MAX
FIRST**

144 COVE Rise, Chestermere T1X 1S7

MLS®#: **A2163808**

Area: **The Cove**

Listing Date: **09/07/24**

List Price: **\$599,000**

Status: **Active**

County: **Chestermere**

Change: **-\$15k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Chestermere**
Year Built: **2006**

Lot Information
Lot Sz Ar: **3,137 sqft**
Lot Shape:

Access:
Lot Feat: **Cul-De-Sac,Lawn**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,918**
Low Sqft:
Ttl Sqft: **1,918**

DOM

12
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **4**
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,High Ceilings,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	43`0" x 39`9"
5pc Ensuite bath	Second	35`9" x 31`2"
Walk-In Closet	Second	33`2" x 17`5"
Bedroom	Second	31`2" x 42`4"
Bedroom	Second	30`10" x 35`5"
Family Room	Basement	37`9" x 61`0"
Dining Room	Main	32`10" x 27`3"

Room	Level	Dimensions
Bonus Room	Second	49`7" x 51`2"
4pc Bathroom	Second	26`7" x 13`6"
4pc Bathroom	Basement	13`6" x 32`6"
Bedroom	Basement	32`2" x 45`11"
Bedroom	Basement	43`8" x 26`7"
Balcony	Main	47`11" x 25`3"
Kitchen	Main	38`5" x 38`5"

Laundry
Foyer
2pc Bathroom

Main
Main
Main

13`5" x 24`11"
18`1" x 36`5"
13`6" x 23`4"

Living Room
Pantry
Storage

Legal/Tax/Financial

Main
Main
Basement

43`0" x 60`4"
12`10" x 12`10"
29`6" x 10`6"

Title:
Fee Simple
Legal Desc:

0311724

Zoning:
R-2

Remarks

Pub Rmks:

Back on Market due to buyer's financing fell through. Welcome to The Cove! This cozy 5 bedroom 3.5 bathroom family home is a 10 minutes walk to the Cove private beach with 2 playgrounds and tennis courts. Offers the perfect blend of functionality, and convenience. Situated in a quiet cul-de-sac and has easy access to 16th avenue. When you step inside you will be instantly greeted with a big foyer, as you walk through the main floor beautiful open concept space flooded with natural light, high ceiling and hardwood flooring. Enjoy the spacious living area with gas fireplace , spacious kitchen with granite countertops and bright dining room with direct access to your deck. Mainfloor completes with a laundry room together with 2 piece bathroom. The second level boasts huge bonus room, 3 large bedrooms and 2 full bathrooms. The primary bedroom is bright and spacious with a 5 piece en-suite and walk-in closet and a view to the lake Chestermere. The WALK OUT BASEMENT has another 2 bedrooms and 4 piece full bathroom, there is plenty of space for the family or guests. Walkout into your beautiful backyard with some mature trees. Don't miss out! Call your realtor and book the showing!!!

Inclusions:
Property Listed By:

N/A
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







