

Fee Simple

Legal Desc:

0311724

R2

Remarks

Pub Rmks:

Welcome to this 5 bedroom, 3.5 bathroom WALK-OUT, offering over 2500 sq ft of DEVELOPED living space. With its spacious, open concept layout & desirable walkout basement, this home is perfect for families and entertaining alike. Step into the large foyer & you'll be greeted with high ceilings, real hardwood floors, and an inviting open-concept main floor. Relax by the cozy gas fireplace in the living room, or enjoy casual meals in the spacious dining nook, which opens up onto a southwest-facing deck -- ideal for summer BBQ's & evening sunsets. The main level also features the convenience of a dedicated laundry room & a 2 piece washroom. Upstairs, a generous bonus room offers views of the lake - the perfect space for a media room, play area or office. Retreat into the large primary suite with a walk-in closet & 5 piece ensuite. Two additional good sized bedrooms complete the upper level, providing ample space for family or guests. The walkout basements expands the homes possibilities, with 2 more bedrooms, a full 4 piece bathroom & a generous family room that opens onto a spacious backyard. With a front attached garage, great curb appeal, & located in a cul-de-sac, this home truly has it all. No compromise on space here -- with a little cosmetic TLC, you can make his house a home. There is a \$125/month fee that covers all lawn care, snow shoveling, irrigation blow-out in the fall and common costs of The Villas of the Cove.

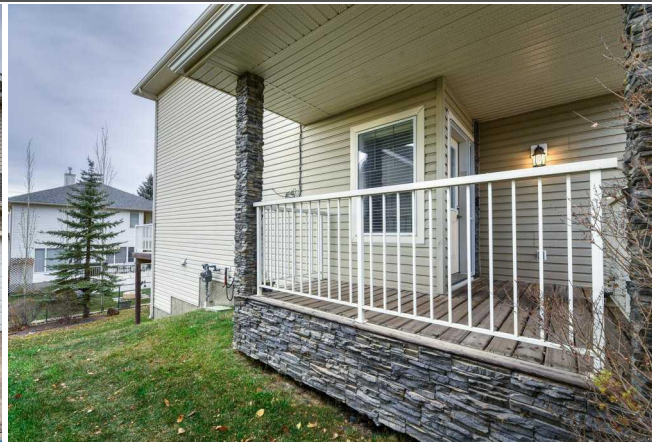
Inclusions:

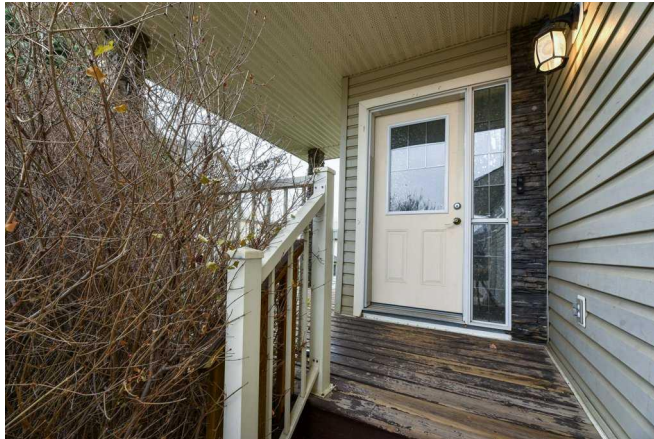
N/A

Property Listed By:

RE/MAX Key

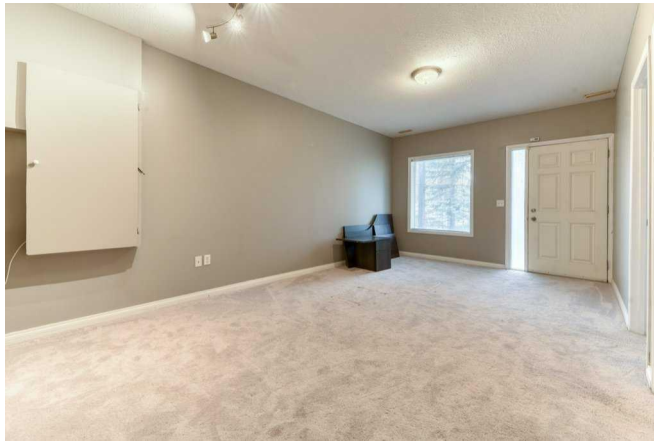
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













144 Cove Rise, Chestermere, AB

Main Floor Exterior Area 837.59 sq ft
Interior Area 788.82 sq ft
Excluded Area 456.84 sq ft



PREPARED: 2024.11.05



White regions are excluded from total floor area in GSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

144 Cove Rise, Chestermere, AB

2nd Floor Exterior Area 1063.01 sq ft
Interior Area 957.54 sq ft



PREPARED: 2024.11.05



White regions are excluded from total floor area in GSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

144 Cove Rise, Chestermere, AB

Basement (Below Grade) Exterior Area 813.83 sq ft
Interior Area 769.03 sq ft



PREPARED: 2024.11.05



White regions are excluded from total floor area in GSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.