

144 COVE Rise, Chestermere T1X 1S7

Status: Pending County: Chestermere Change: None Association: Fort McMurray	MLS®#:	A2177712	Area:	The Cove	Listing	11/07/24	List Price: \$549,000
	Status:	Pending	County:	Chestermere	Date: Change:	None	Association: Fort McMurray



al Information /pe:	Residential			<u>DOM</u> 13	
pe:	Semi Detached (I	Jalf		Layout	
pe.	Duplex)	Finished Floor Ar	<u>ea</u>	Beds:	5 (3 2)
wn:	Chestermere	Abv Sqft:	1,920	Baths:	3.5 (3 1)
uilt:	2006	Low Sqft:		Style:	2 Storey,Side by Side
ormation		Ttl Sqft:	1,920	-	
Ar:	3,137 sqft			Parking	
ape:				Ttl Park:	4
				Garage Sz:	2
:					
at:	Back Yard,Cul-De	-Sac,Front Yard,Lav			
eat:	Double Garage A	ttached			

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: Stone,Vinyl Siding,Wood Frame Flooring:			
Ext Feat:	None		Hardwood,Tile	•		
			Water Source:			
			Fnd/Bsmt:			
			Poured Concrete			
Kitchen Appl: Int Feat: Utilities:	s: Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan					
			Room Information			
<u>Room</u>	Level	Dimensions	<u>Room</u>	Level	<u>Dimensions</u>	
2pc Bathroom	Main	4`11" x 7`5"	Kitchen	Main	11`1" x 19`5"	
Laundry	Main	4`11" x 7`5"	Living Room	Main	14`0" x 18`5"	
4pc Bathroom	Upper	8`7" x 4`11"	5pc Ensuite bath	Upper	10`9" x 10`7"	
Bedroom	Upper	9`4" x 12`3"	Bedroom	Upper	9`4" x 12`8"	
Bonus Room	Upper	17`11" x 19`3"	Bedroom - Primary	Upper	13`10" x 13`0"	
4pc Bathroom	Lower	12`3" x 4`11"	Bedroom	Lower	12`5" x 14`1"	
Bedroom	Lower	13`2" x 10`6"	Game Room	Lower	15`5" x 21`11"	
			Legal/Tax/Financial			

Fee Simple	R2
Legal Desc:	0311724
	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















