

**144 Cove Rise  
Chestermere, Alberta**

**MLS # A2177712**



**\$549,000**

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,921 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

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.