

# \$598,500 - 152 Cove Rise, Chestermere

MLS® #A2229290

**\$598,500**

3 Bedroom, 3.00 Bathroom, 1,428 sqft

Residential on 0.08 Acres

The Cove, Chestermere, Alberta

Life's better at the lake! Welcome home to this beautifully renovated duplex offering exceptional value in one of Chestermere's most desirable communities. With over 2,400 sq. ft. of stylish living space, including a fully finished walkout basement opening onto a spacious pie-shaped backyard, this home combines elegance and functionality. Enjoy stunning mountain and lake views from your downstairs patio or the private balcony connected to the luxurious primary suite, complete with a jetted soaker tub, oversized shower, and redesigned walk-in closet (2024). The chef-inspired kitchen features updated appliances and lighting (2022), ample cabinetry, and abundant counter space. Entertain guests effortlessly in two inviting dining areas, or elevate your remote work experience by using one as a bright and spacious home office. The main floor impresses with 14-foot ceilings, a feature fireplace, custom built-in shelving, and refinished original hardwood, with luxury vinyl plank flooring throughout the lower level (2022). A maintenance-free yard and double garage (new door 2022) provide a convenient lock-and-leave lifestyle ideal for snowbirds or busy professionals. Family and guests have their own retreat downstairs with two bedrooms, a games room featuring another fireplace, pool table, and wet bar, 4pc bath, and additional laundry and storage where you will find a newer furnace that was installed in 2022. Steps away from Chestermere's



beaches, parks, shops, schools, and amenities, and conveniently located just 15 minutes to East Hills Shopping Centre and 30 minutes to downtown Calgary, this property offers affordable lakeside living at its finest.

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2229290               |
| Price          | \$598,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,428                  |
| Acres          | 0.08                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 152 Cove Rise |
| Subdivision | The Cove      |
| City        | Chestermere   |
| County      | Chestermere   |
| Province    | Alberta       |
| Postal Code | T1X 1S7       |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Open Floorplan, Vaulted Ceiling(s), Wet Bar |
|-------------------|---------------------------------------------|

|                 |                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                           |
| Cooling         | Central Air                                                                                                                       |
| Fireplace       | Yes                                                                                                                               |
| # of Fireplaces | 2                                                                                                                                 |
| Fireplaces      | Gas                                                                                                                               |
| Has Basement    | Yes                                                                                                                               |
| Basement        | Finished, Full, Walk-Out                                                                                                          |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line               |
| Lot Description   | Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Brick, Vinyl Siding        |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 49              |
| Zoning         | R-2             |
| HOA Fees       | 125             |
| HOA Fees Freq. | MON             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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