



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

192 Cove Rise
Chestermere, Alberta

MLS # A2346816



\$529,000

Division:	The Cove		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,403 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: Two extra fridges .Electric stove , closets in the garage all is "AS IS "

Welcome to this beautifully renovated bungalow in the highly sought-after Villas of the Cove, where comfort, convenience, and low-maintenance living come together. Perfect for empty nesters, downsizers, or anyone seeking an active lock-and-leave lifestyle, this move-in-ready home has been extensively updated with a brand-new kitchen, new stainless-steel appliances, new flooring and more. The bright, open-concept main floor features soaring vaulted ceilings, elegant flooring, and spacious living and dining areas designed for both everyday living and entertaining. The stunning new kitchen offers abundant cabinetry, generous counter space, and a convenient pantry, while the sun-filled breakfast nook opens onto a large deck, an ideal spot to enjoy your morning coffee and beautiful sunrise views. The spacious primary retreat includes a large walk-in closet and a private 4-piece ensuite. The main level also features a dedicated laundry room and plenty of storage for added convenience. The fully finished lower level offers exceptional additional living space, including a large recreation room, a spacious second bedroom, a full 4-piece bathroom, and a versatile hobby room that can easily be converted into a third bedroom, making this home ideal for guests, family, or a home office. Step outside to a beautiful rear deck overlooking a spacious, private backyard with no neighbours behind. It's the perfect setting for summer BBQs, family gatherings and entertaining friends & family. The insulated double attached garage is roughed-in for natural gas, adding future flexibility. Tucked away on a quiet cul-de-sac, this exceptional property is within walking distance of the beach, boat launch, parks, walking paths, and nearby amenities, offering the perfect blend of peaceful living and everyday convenience. This is a rare opportunity to own a fully renovated

bungalow in one of the area's most desirable communities, simply move in and enjoy.