

# **\$1,198,000 - 5611 Cautley Cove, Edmonton**

MLS® #E4450225

**\$1,198,000**

5 Bedroom, 4.00 Bathroom, 3,178 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to Chappelle! Welcome to your dream home—nestled in a prestigious, family-friendly community Chegwin Wynd, this exceptional residence offers over 3,177 sq ft of beautifully designed living space, incl. a 1,404+ sq ft WALK-OUT BASEMENT for future development! This elegant home offers a total of 2 MASTER Bedrooms & 3 ADD. BEDROOMS & 4 full baths! The family room w/ soaring 20 ft ceilings, a dramatic marble feature wall w/ fireplace, & floor-to-ceiling picture windows flood the space w/ natural light & showcase tranquil LAKE VIEWS! The dining room leads to the MAIN FLR BALCONY offering the serene LAKE VIEWS. The gourmet Chef's kitchen features a BREAKFAST ISLAND & a SPICE KITCHEN w/ a convenient walk-in/walk-out pantry! Upstairs offers a Bonus Room for family time. The luxurious primary suite features a 5-pc. spa-like ensuite, walk-in closet & balcony access! The walk-out basement offers endless possibilities for extra living space! Close to schools, shopping, parks, playgrounds & all amenities!

Built in 2022

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4450225    |
| Price  | \$1,198,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,178                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5611 Cautley Cove |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 4P7           |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Closet Organizers, Deck, Walkout Basement |
| Parking Spaces | 6                                                         |
| Parking        | Triple Garage Attached                                    |
| Is Waterfront  | Yes                                                       |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                 |
| Exterior Features | Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Stucco                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Const. Daniel Woodall   |
| Middle     | Dr. Margaret Ann Armour |
| High       | Lillian Osborne School  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 55         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 4th, 2025 at 3:32am MDT