

# \$809,900 - 117 Hart Cove, Chestermere

MLS® #A2228625

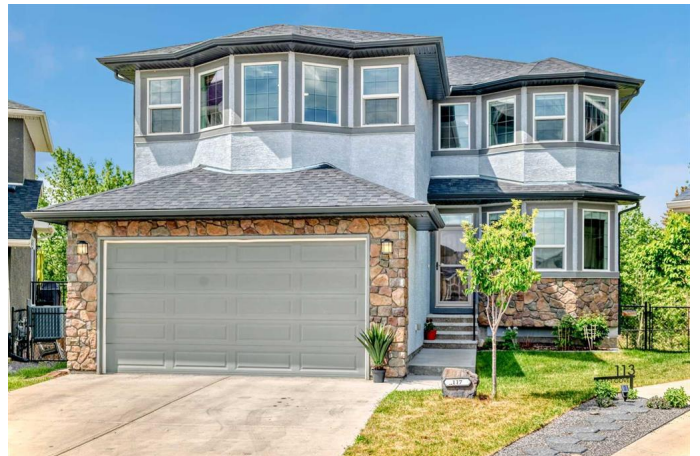
**\$809,900**

4 Bedroom, 4.00 Bathroom, 2,057 sqft

Residential on 0.12 Acres

West Creek, Chestermere, Alberta

"PRICE REDUCED" Welcome to this beautifully upgraded walkout home in the most sought after area of West Creek, nestled in a quiet cul-de sac boasting over 5,300 sf on a pie shaped lot backing onto a green belt surrounded by trees, bike paths and even a creek. Built in 2015 and fully developed with almost 3,000 sf of living space this property is perfect for families or multi-generational living. As you step inside you will find granite countertops throughout the kitchen and all bathrooms, hardwood floors spanning both the main and second floors, high-end stainless steel appliances, 9' ceilings, and a cosy gas fireplace with a custom mantle. The second level spacious layout includes a 5 pcs ensuite in the master retreat, large walk-in closets and generous living areas across all levels. The very spacious rear deck with aluminum rails , a gas barbecue hook up and wonderful views is ready for your summer entertaining. The energy efficiency upgrades include: TRIPLE pane windows, grey water heat exchanger, extra attic insulation and a heat RECOVERY ventilation system. The walkout basement features a completely brand NEW (illegal) one bedroom Mother in Law suite with over \$70,000 spent. The soundproofing was upgraded to the level of a "Legal" suite. Ideal for extended family , friends or extra income. The "Insulated" and "Heated " double attached garage also has "extra" height to allow for a "Hoist" to accommodate your summer fun ride. .This rare GEM combines



style, comfort and function ALL in a PRIME  
Chestermere location. "DON'T MISS IT"!!!

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228625    |
| Price          | \$809,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,057       |
| Acres          | 0.12        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 117 Hart Cove |
| Subdivision | West Creek    |
| City        | Chestermere   |
| County      | Chestermere   |
| Province    | Alberta       |
| Postal Code | T1X 0R6       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Vinyl Windows              |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings, Stove(s) |
| Heating           | Forced Air                                                                                  |

|                 |                                 |
|-----------------|---------------------------------|
| Cooling         | None                            |
| Fireplace       | Yes                             |
| # of Fireplaces | 1                               |
| Fireplaces      | Gas                             |
| Has Basement    | Yes                             |
| Basement        | Finished, Full, Walk-Out, Suite |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard, Garden                                     |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Wood Frame, Stone, Stucco                                |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 75             |
| Zoning         | R-1            |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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