

# \$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	84
Zoning	R-1

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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