

# \$815,000 - 117 Hart Cove, Chestermere

MLS® #A2228625

**\$815,000**

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	\$815,000
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, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air

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

## Exterior

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

## Additional Information

Date Listed	June 6th, 2025
Days on Market	36
Zoning	R-1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.