

# \$729,900 - 117 Cove Hill, Chestermere

MLS® #A2226273

**\$729,900**

5 Bedroom, 4.00 Bathroom, 1,740 sqft  
Residential on 0.17 Acres

The Cove, Chestermere, Alberta

**6 BEDROOMS | LAKE VIEW |  
SUMMER/SPICE KITCHEN | PARKING FOR  
8 | FULLY UPGRADED | HOA INCLUDES  
YARD & SNOW MAINTENANCE**

Welcome to 117 Cove Hill in the heart of Chestermere's desirable lake community, The Cove. This fully finished, 2-storey home sits on a large corner lot and offers over 2,500 sq ft of living space with 6 bedrooms and 3.5 bathrooms. The home features recent upgrades throughout including new paint, new LVP and carpet flooring, LED lighting, modern door hardware, and new washer and dryer.

The main floor offers a formal living room, family room with stone-faced gas fireplace, spacious kitchen with maple cabinetry, granite countertops, ceramic tile accents, large dining nook, den/bedroom, and a 2-pc bath. Upstairs includes 4 generously sized bedrooms with lake views from the second level. The finished basement includes an additional bedroom, full bathroom, and a summer/spice kitchen.

Enjoy the outdoors with a fully landscaped yard featuring mature trees, underground sprinkler system, and a variety of fruit trees including plum, crab apple, golden apple, and red apple. More than 50 plantings! Additional features include central air conditioning, double attached garage, and parking for up to 8 vehicles (4 on the driveway, 2 in the garage, and 2 beside the side yard).



\$100/month HOA fee includes lawn maintenance, snow removal, spring/fall yard clean-up, and annual sprinkler blowout. Located just a short walk to Chestermere Lake, Library, Gas Station, Convenience Store, Tim Hortons, MacDonalds, A&W, Safeway Groceries, schools, parks, and walking paths. Quick possession available.

Built in 2006

### **Essential Information**

MLS® #	A2226273
Price	\$729,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,740
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	117 Cove Hill
Subdivision	The Cove
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1S7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 31st, 2025
Days on Market	18
Zoning	RR-1

## Listing Details

Listing Office	eXp Realty
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