



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

117 Cove Hill
Chestermere, Alberta

MLS # A2259760



\$669,000

Division:	The Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,735 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks		
Inclusions:	Range Hood x2, Refrigerator, Built-in Oven, Electric Cooktop, Electric Stove, Dishwasher, Washer, Dryer		

SITUATED ON A GENEROUS 7398 SQFT LOT!! DOUBLE ATTACHED GARAGE!! 5 BEDROOMS!! 3.5 BATHS!! OVER 2400 SQFT OF LIVING SPACE!! Welcome to this beautifully designed family home in the highly sought-after community of The Cove in Chestermere. This property offers the perfect blend of space, comfort, and functionality with a total of 5 bedrooms and 3.5 bathrooms. As you enter, you are greeted by a bright and inviting dining area that flows into the spacious living room, highlighted by a cozy fireplace—the perfect spot to relax with family and friends. The kitchen is the heart of the home, featuring a central island, built-in cabinetry, a pantry for extra storage, and direct access to the backyard. Step outside to enjoy the deck and fenced yard, perfect for summer BBQs and outdoor gatherings. Main floor OFFICE offers convenience, while a 2pc BATH completes this level. Upstairs, you’ll find FOUR generously sized bedrooms, including the PRIMARY BEDROOM with a 4PC ENSUITE BATH and plenty of closet space. 3 BEDROOMS share another full 4PC BATH. The fully developed ILLEGAL SUITE BASEMENT features a second kitchen, recreation room, BEDROOM, and 4PC BATH - perfect for extended family or a mother-in-law setup. Located in a quiet, family-friendly neighborhood, this home is just minutes from Chestermere Lake, parks, schools, and shopping amenities, making it the perfect place to settle down and create lasting memories. DON’T MISS OUT ON THIS INCREDIBLE OPPORTUNITY TO OWN A SPACIOUS HOME IN THE COVE!