

## 117 Cove Hill Chestermere, Alberta

MLS # A2226273



# \$729,900

<b>Division:</b>	The Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Basement Stove & Range Hood

**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.