

**117 Hart Cove
Chestermere, Alberta**

MLS # A2228625



\$815,000

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Vinyl Windows		

Inclusions: Cedar Planter Box

"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"!!!