

\$669,000 - 117 Cove Hill, Chestermere

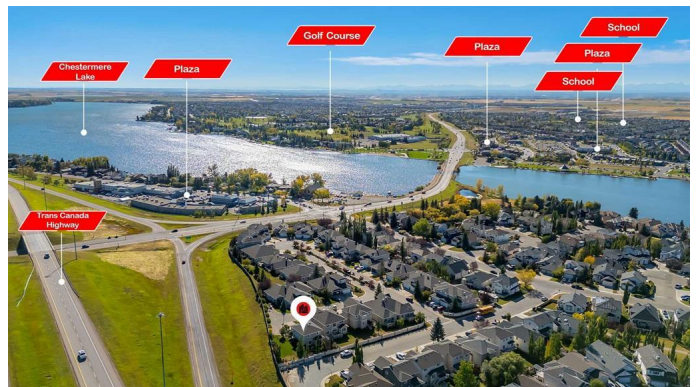
MLS® #A2259760

\$669,000

5 Bedroom, 4.00 Bathroom, 1,735 sqft
Residential on 0.17 Acres

The Cove, Chestermere, Alberta

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!

Built in 2006

Essential Information

MLS® #	A2259760
Price	\$669,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,735
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

Amenities	Other, Golf Course
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas

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

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	5
Zoning	R-2
HOA Fees	125
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
----------------	-------------

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.