



THE
A-TEAM

**RE/MAX
FIRST**

35 HARVEST PARK Circle, Calgary T3K 4M8

MLS®#: **A2135235** Area: **Harvest Hills** Listing Date: **05/22/24** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1997** Abv Sqft: **1,946**
Lot Information Low Sqft:
 Lot Sz Ar: **4,348 sqft** Ttl Sqft: **1,946**
 Lot Shape:

DOM

34
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **480**

Access:
 Lot Feat: **Back Lane,Front Yard,Lawn,Private**
 Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl,Wood**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Entrance,Storage** Fnd/Bsmt: **Poured Concrete,Slab**
 Kitchen Appl: **Built-In Range,Dishwasher,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Wood Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 9`11"	Family Room	Main	13`7" x 12`11"
Kitchen	Main	13`11" x 13`0"	Bonus Room	Upper	16`11" x 14`0"
Laundry	Main	6`10" x 5`5"	Living Room	Basement	20`9" x 8`2"
Bedroom	Upper	13`7" x 12`5"	Bedroom	Upper	10`7" x 10`6"
Bedroom	Upper	10`10" x 10`6"	Bedroom	Basement	10`9" x 10`6"
Bedroom	Basement	13`3" x 6`5"	2pc Bathroom	Main	6`10" x 4`8"
3pc Bathroom	Basement	7`8" x 7`5"	4pc Bathroom	Upper	7`5" x 5`1"

4pc Ensuite bath

Upper

8`6" x 5`11"

Walk-In Closet
Legal/Tax/Financial

Upper

8`5" x 4`11"

Title:
Fee Simple
Legal Desc:

9711426

Zoning:
R-C1

Remarks

Pub Rmks: **Beautiful updated house in harvest hills.The large kitchen is open to eating area, Family room features HARDWOOD FLOOR with a GAS FIREPLACE, Two Pcs Bathroom,Laundry room and dining room also at main floor.Second floor has three bedroom, large bonus room and 4 pcs washroom.Master bedroom has walk in closet and 4 pcs bath with a soaker tub.Basement is professionally devoted with a large rig. room, Large bedroom and three pcs. bathroom. This house has a fantastic Landscaped back yard with a Beautiful Two tiered deck with a built in hot tub.This is a great house with great location close to shopping,park and public transportation.Front two car garage is insulated. Easy access to Deerfoot Trail. Close to Airport. Must see.**

Inclusions:
Property Listed By: **Hot water pool at back
Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









