



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 HARVEST LAKE Crescent, Calgary T3K 3Y8**

MLS®#: **A2135526**

Area: **Harvest Hills**

Listing Date: **06/13/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1996**

Finished Floor Area

Abv Sqft: **2,381**  
Low Sqft:  
Ttl Sqft: **2,381**

Lot Information

Lot Sz Ar: **6,329 sqft**  
Lot Shape:

DOM

**17**  
Layout  
Beds: **4 (3 1)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot,Treed**  
Park Feat: **Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Dog Run,Private Yard**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,No Smoking Home,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`9" x 4`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 13`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`11" x 16`5"</b>
<b>Family Room</b>	<b>Upper</b>	<b>20`0" x 20`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`10" x 9`9"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>11`6" x 8`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`9" x 12`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 16`6"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>13`7" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`3" x 8`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`10" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`8" x 14`3"</b>
<b>Game Room</b>	<b>Lower</b>	<b>14`10" x 16`9"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>11`8" x 9`5"</b>

**Workshop**                      **Lower**                      **11`11" x 11`9"**                      Legal/Tax/Financial

Title:                                      Zoning:                                      **R-C1**  
**Fee Simple**  
Legal Desc:                      **9012142**

Remarks

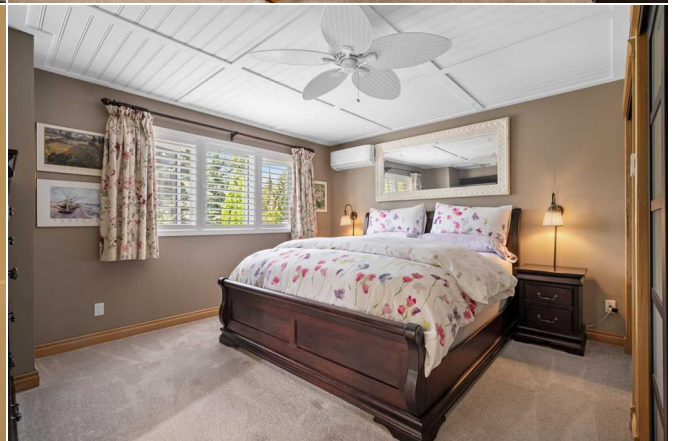
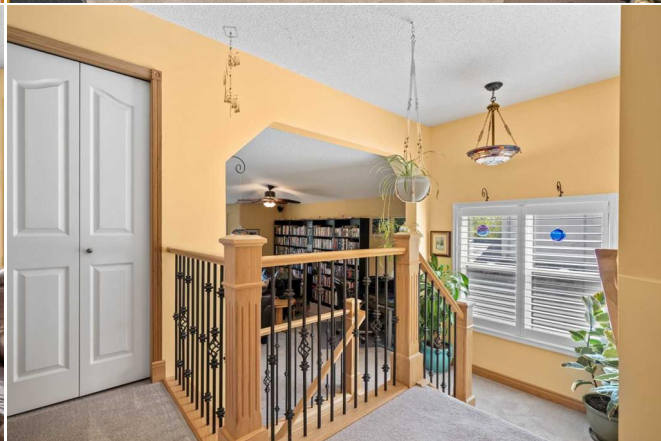
Pub Rmks:                      **Situated in the Estates of Harvest Hills on a quiet family oriented and sought-after street, within walking distance to K-9 and High Schools, parks, playgrounds, green space and with quick access to all major traffic routes. Completely Redesigned and upgraded from the removal of all the poly B, to new exterior paint, new garage door, lighting and a composite front porch, with front and back irrigation, 50 year shingles an oversized heated garage, wall mounted air conditioner installed in 2022 and central air conditioning installed in 2021. Private South facing yard developed around mature trees, a composite deck, dog run completely fenced and landscaped offering a private oasis right out of the back garden door. Mostly Triple pane windows throughout, a tiled front entry with side formal dining room or flex space leads you to this impressive redesigned kitchen and lifestyle room. Defined by style and accents as well as an appliance package such as a built-in Frigidaire Professional Fridge/Freezer, a second LG full size fridge, built-in Kitchenaid double ovens, 6 burner Viking gas cook top with built-in canopy hood fan, built-in microwave, quartz counters, solid wood dovetailed joints soft-closing drawers and detailed profile cabinet doors, heated floors, pot lighting, slim-line coffered ceiling and a breakfast nook which connects seamlessly to the main floor lifestyle room. Wrapped in windows and Hunter Douglas shutters (which are throughout the home) with a gas fireplace, built-in Bose speakers, 2 access doors to your outdoor space, and painted ceiling this room was created for the ultimate family hub of any home. The 2nd floor begins with a front family room with a 2nd gas fireplace and vaulted ceiling, and built-in Bose speakers. Upstairs presents 2 more generous kids rooms, the convenience of an upper laundry room with LG washer, dryer and added storage cabinets, 4 piece guest bath boasting a tiled shower, counter height vanity, stylish wainscotting and to the back of the home the primary bedroom with air conditioning, his and her closets, and a 4 piece ensuite with a large separate shower, soaker bathtub, quartz storage vanity, pot lights and tiled accent wall. For added value the fully developed basement offers space to gather for movie nights, a 4th bedroom, hobby room and plenty of storage all on a raised dry core floor. Access to the oversized heated garage is just off the landing to the basement opposite the home's main level 2-piece bath. The home, location, plan, design, style and community will suit any buyer's needs for years to come!**

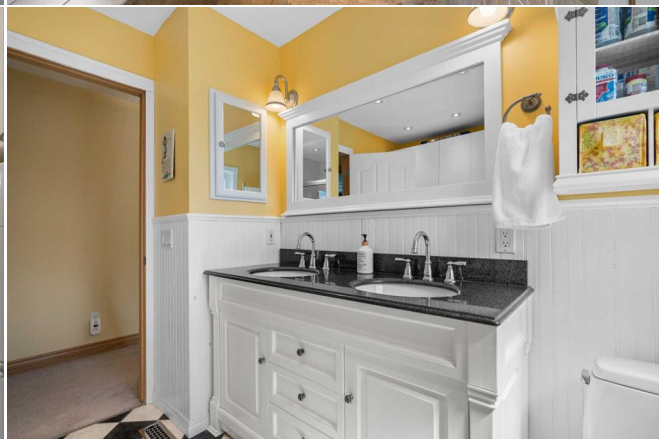
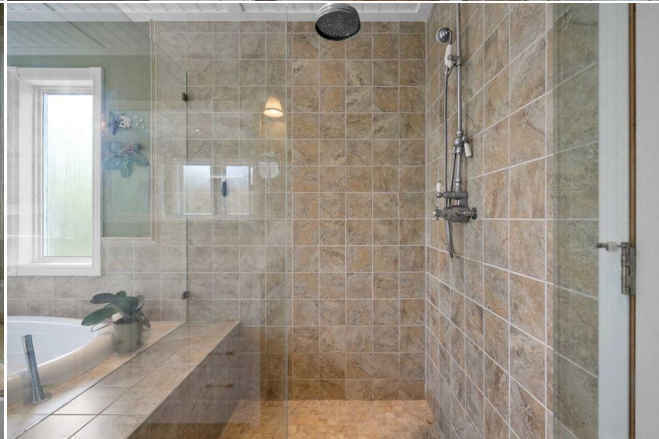
Inclusions:                      **TV and mount in the primary bedroom. TV mount in the living room and upper family room. Garage wood work bench. All built in speakers.**  
Property Listed By:                      **RE/MAX First**

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

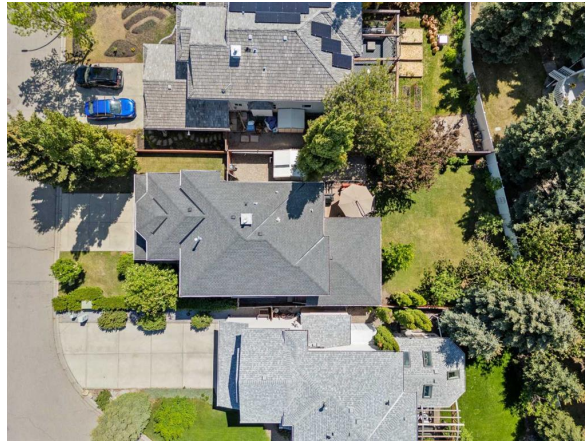
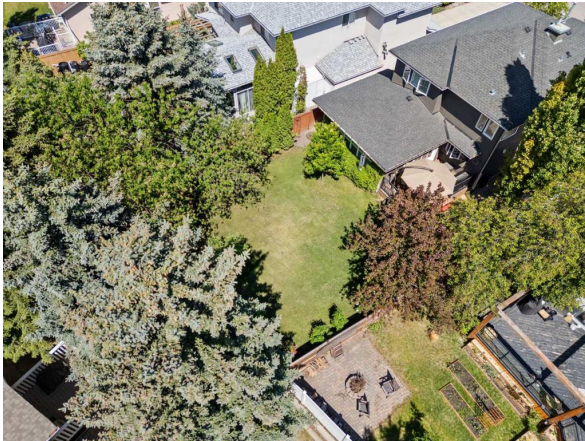












**112 Harvest Lake Crescent NE, Calgary, AB**

Main Floor Exterior Area 1463.30 sq ft  
Interior Area 1354.04 sq ft  
Excluded Area 489.00 sq ft



PREPARED: 2024/06/11



White regions are excluded from total floor area in VOUCS floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**112 Harvest Lake Crescent NE, Calgary, AB**

1st Floor Exterior Area 1228.00 sq ft  
Interior Area 1144.03 sq ft



PREPARED: 2024/06/11



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112 Harvest Lake Crescent NE, Calgary, AB

Basement (Below Grade) Exterior Area 710.75 sq ft  
Interior Area 647.79 sq ft



PREPARED 2024/06/11



While regions are excluded from total floor area in GDS/E, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.