



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 HARVEST PARK Road, Calgary T3K 4H8**

MLS®#: **A2147439**

Area: **Harvest Hills**

Listing Date: **07/03/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$100, 17-Jul**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,435 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,001**  
Low Sqft:  
Ttl Sqft: **2,001**

DOM

**75**

Layout

Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Garden,Low Maintenance Landscape,Many Trees,Street Lighting,Yard Drainage,Private,Treed Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Other,Outdoor Grill,Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Kitchen Island,Pantry,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`11" x 10`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`4" x 13`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`7" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`0" x 16`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`4" x 16`4"</b>

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>9`0" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 14`10"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`4" x 9`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 10`11"</b>
<b>3pc Ensuite bath</b>	<b>Lower</b>	<b>8`9" x 5`1"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`2" x 16`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9310479**

Zoning:  
**R-C1**

Remarks

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Pub Rmks: **Discover this stunning 4 bedroom, 3 bathroom, 4-level split home featuring a double attached garage and an eye-catching stucco exterior that boosts curb appeal. As you enter, be welcomed by soaring vaulted ceilings and a bright, airy floorplan that amplifies the spacious feel of the home. Natural light floods the living and dining areas through large windows, creating an inviting atmosphere. The kitchen is thoughtfully designed with pristine oak cabinets, a full-size pantry, a large island, and views over the expansive family room below—ideal for family interactions and entertaining guests. The third level is a perfect entertainment hub, featuring a cozy fireplace and a 4th bedroom complete with its own ensuite. The basement remains unfinished, presenting a blank canvas with large windows that offer endless possibilities for custom finishes. Upstairs, you'll find three bedrooms, including a generous master suite with a walk-in closet and an ensuite. The west-facing backyard is an entertainer's dream, equipped with a deck, concrete patio, and included shed, ideal for evening gatherings. Located on a quiet street and just steps away from community pathways and within walking distance to the local K-9 school, this home skillfully blends comfort, convenience, and spacious living in a highly sought-after location.**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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