



THE
A-TEAM

**RE/MAX
FIRST**

128 HARVEST HILLS Drive, Calgary T3K 3X4

MLS® #: **A2150877** Area: **Harvest Hills** Listing Date: **07/19/24** List Price: **\$739,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **5,543 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,071**
 Low Sqft:
 Ttl Sqft: **2,071**

DOM

59
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Wood**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`0" x 10`2"
Kitchen	Main	12`1" x 9`7"
Bedroom - Primary	Second	19`8" x 11`8"
Bedroom	Second	10`5" x 8`6"
Breakfast Nook	Main	9`0" x 5`11"
Game Room	Basement	15`9" x 11`1"
5pc Ensuite bath	Second	12`0" x 8`8"

Room	Level	Dimensions
Living Room	Main	16`0" x 11`8"
Play Room	Basement	14`10" x 11`5"
Bedroom	Second	14`4" x 9`11"
Laundry	Main	7`5" x 5`1"
Furnace/Utility Room	Basement	6`7" x 12`4"
Bedroom	Basement	11`0" x 10`7"
4pc Bathroom	Second	8`8" x 7`10"

**4pc Bathroom
Bedroom**

**Basement
Second**

**13`11" x 6`10"
14`1" x 9`11"**

**2pc Bathroom
Family Room**
Legal/Tax/Financial

**Main
Main**

**7`4" x 3`1"
16`5" x 12`0"**

Title:
Fee Simple
Legal Desc:

9011877

Zoning:
R-C1

Remarks

Pub Rmks:

Beautiful newly renovated (year 2023) on 3 floors. 4 bedrooms(one bedroom no closet)+1 bedroom house with fully finished basement with recreation room, one bedroom (the window does not meet the city building code)a full bathroom. Once you step inside the grand entrance you will be more than impressed by the open staircase and 2 story high ceiling. The main floor boasts a formal dining room, a living room with a bay window, as well as a family room with a cozy wood burning FIRE PLACE with BUILT-IN wall unit , newer kitchen cabinets and counter top, newer flooring, stainless steel appliances and a main floor laundry room. Upstairs you will enjoy newer flooring throughout the four bedrooms including a master retreat with a large seating area, jetted soaker tub, walk-in closet and double sinks. Downstairs you will find newer rich color vinyl plank flooring , a 5th bedroom with a large walk-in closet , and another full bathroom and recreation room. The north backyard is spacious and has beautiful trees. The backyard also has a large new painted deck, Garden Shed, pergola. The south facing front yard comes with a new painted deck. This home is perfect for a big family as it is located at the end of the playground zone, and is just a walk distance away from a playground, Close to large pond, and walking paths. The property is also in close proximity to big name businesses like, Tim Hortons, Sobey's, T&T Supermarket, Superstore, the Cinema, Home Depot, Canadian Tire, and Vivo Sports Centre. This property has quick access to Downtown and is vacant and easy to show and show well. Subject to view due the tenant live in this property.

Inclusions:
Property Listed By:

**Garden Shed
Century 21 Bravo Realty**

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







