



THE
A-TEAM

**RE/MAX
FIRST**

12 HARVEST GROVE Common, Calgary T3K 2M6

MLS®#: **A2152093** Area: **Harvest Hills** Listing Date: **07/23/24** List Price: **\$684,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
 Lot Information
 Lot Sz Ar: **3,100 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space, Street Lighting, Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

55
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, Granite Counters, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`5"	Dining Room	Main	12`7" x 6`7"
Foyer	Main	6`8" x 10`4"	Kitchen	Main	8`8" x 15`9"
Living Room	Main	16`4" x 13`2"	5pc Bathroom	Upper	8`4" x 8`0"
5pc Ensuite bath	Upper	11`1" x 9`3"	Bedroom	Upper	12`4" x 13`5"
Bedroom	Upper	12`7" x 11`9"	Family Room	Upper	16`6" x 16`7"
Laundry	Upper	7`10" x 5`6"	Bedroom - Primary	Upper	14`9" x 13`8"
Walk-In Closet	Upper	10`2" x 6`5"			

Legal/Tax/Financial

Condo Fee:
\$116

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2

Legal Desc: **1812099**

Remarks

Pub Rmks: **Welcome to this nearly brand-new, 2021-built, ultra-modern duplex, sprawling across an impressive 1,975 sqft of living space. This 2-storey home features 3 spacious bedrooms, 2 full bathrooms, and a convenient half bathroom. The master suite is a private retreat with a luxurious 5-piece ensuite. This south-facing property is bathed in natural light, thanks to triple-paned glass windows, and is kept comfortable with a high-efficiency furnace and AC. The heart of the home, the kitchen, is a culinary dream come true. Upgraded smart-compatible appliances, including a stainless-steel gas range, refrigerator, microwave, and hood fan, provide a seamless cooking experience. The bonus of a kitchen pantry ensures ample storage for all your gourmet needs. Enjoy family time in the bonus room or step outside to a good-sized yard, backing onto a serene green space and a walkway leading to a picturesque pond. Plus, the water sprinkler system makes yard maintenance a breeze. The property features a double car garage, a separate laundry room, and an unfinished basement, a blank canvas waiting for your personal touch. Imagine the possibilities! Located with quick access to Country Hill Blvd, YYC airport, Deerfoot trail, and Airport Rd, and just a stone's throw from a golf range and shopping plaza, this home is perfectly situated for convenience. Don't miss this opportunity to make this house your home. Envision your future in this stunning home and take the next step towards ownership. Your dream home awaits! Get in touch with us or your favourite realtor right now to arrange a private showing of this amazing home!**

Inclusions: **N/A**
Property Listed By: **PREP Realty**

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