



THE
A-TEAM

**RE/MAX
FIRST**

31 HARVARD Street, Calgary T2K2B5

MLS®#: **A2152121**

Area: **Highwood**

Listing Date: **07/27/24**

List Price: **\$1,149,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



3D Perspective View

General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,978**

Low Sqft:

Ttl Sqft: **1,978**

DOM

54

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Electric Cooktop,Electric Oven,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Bedroom - Primary **Upper** **14`2" x 12`5"**
Bedroom **Upper** **13`5" x 10`1"**
Living/Dining Room Combination **Lower** **19`3" x 16`4"**
Bedroom **Lower** **11`8" x 9`11"**
4pc Bathroom **Upper**
2pc Bathroom **Main**
Kitchen **Main** **16`0" x 17`0"**

Legal/Tax/Financial

Bedroom **Upper** **13`5" x 10`8"**
Laundry **Upper** **8`4" x 5`4"**
Bedroom **Lower** **12`11" x 10`3"**
6pc Ensuite bath **Upper** **11`8" x 10`8"**
4pc Bathroom **Lower**
Living Room **Main** **17`0" x 13`0"**
Dining Room **Main** **17`0" x 13`10"**

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **2311904**

Remarks

Pub Rmks: **Stunning Custom-Built DETACHED INFILL in the highly sought-after neighborhood of Highwood Park! This immaculate 2-story home spans over 2,800 sq ft of thoughtfully designed living space, blending modern luxury with comfortable family living. As you step inside, you are welcomed by an expansive foyer that transitions effortlessly into the open-concept main floor. Soaring 9' ceilings on each floor and large windows flood the space with natural light, highlighting the elegant hardwood floors and sophisticated finishes throughout. The gourmet kitchen is a chef's dream, featuring quartz countertops, premium stainless-steel appliances, a massive island with waterfall, capacity of seating, and ample cabinetry for all your culinary needs. The formal dining area is ideal for entertaining, seamlessly connecting to the inviting living room centered around a cozy gas fireplace. The main level also includes a well-appointed half bath and convenient access to the backyard and double detached garage. Upstairs, the luxurious master suite offers a serene retreat with a spacious walk-in closet and a lavish ensuite boasting dual vanities and a deep free standing soaking tub. The master bedroom also features a private balcony at the front of the house, complete with glass railing, providing a perfect spot to enjoy your morning coffee or unwind in the evenings. Two additional generously-sized bedrooms share a beautifully designed full bathroom, while the upper-level laundry room adds practicality to daily living. Legal basement Suite approved from City, where you could live, rent out, or Air BnB! Featuring a private entrance, a full kitchen, a spacious living area, 2 large bedrooms with walk in closets, and a full bathroom, this self-contained suite is perfect for generating rental income or accommodating extended family. There is no shortage of storage space throughout the home. All the closets in the house have custom-built closet organizers, provided ample storage space and enhanced functionality. In Addition, all bathroom and laundry rooms use ceramic tiles throughout in place of traditional baseboards, adding a sleek and clean look. Located on a quiet, tree-lined street, this home is just minutes from downtown, half block from prestigious schools, boutique shopping, and picturesque parks. Experience the perfect blend of style, comfort, and convenience. Discover your dream home at 31 Harvard Street in Highwood Park. Book your private showing today!**

Inclusions: **N/A**
 Property Listed By: **Royal LePage METRO**

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