



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**25 HARVEST OAK Drive, Calgary T3K 4E2**

MLS® #: **A2157406**

Area: **Harvest Hills**

Listing Date: **08/16/24**

List Price: **\$674,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**

Lot Information

Lot Sz Ar: **4,456 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,217**  
Low Sqft:  
Ttl Sqft: **1,217**

DOM

**34**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate,Slate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Laminate Counters,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`3" x 9`8"	Kitchen	Main	13`2" x 10`6"
Bedroom - Primary	Main	13`6" x 12`0"	4pc Ensuite bath	Main	5`0" x 8`8"
4pc Bathroom	Main	7`9" x 5`0"	Living Room	Main	15`2" x 12`3"
Bedroom	Main	9`11" x 10`0"	Bedroom	Main	11`7" x 12`7"
Bedroom	Basement	12`9" x 7`11"	Game Room	Basement	12`7" x 33`9"

<b>Den</b>	<b>Basement</b>	<b>12`7" x 23`6"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`5" x 9`8"</b>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Zoning: **R-C1**  
 Legal Desc: **9710872**

Remarks

Pub Rmks: **Welcome to this immaculately maintained bi-level residence in Harvest Hills, that boasts 4 spacious bedrooms, 2 full baths, a walkout basement, and a heated double attached garage, offering plenty of space and comfort for your family. Step inside to find an inviting foyer with slate floors, leading up to the main level which features vaulted ceilings, creating a bright and airy ambiance. The living room seamlessly flows into the well-appointed kitchen, providing oak cabinets, stainless steel appliances, and ample counter and cabinet space, making meal prep a breeze. Adjacent to the kitchen is a bright eating nook that overlooks the sunny south-facing backyard, perfect for enjoying your morning coffee or casual meals. The main floor is also home to three generously sized bedrooms, including the primary suite, boasting a large south-facing window that fills the room with natural light, a spacious walk-in closet, and a 4-piece ensuite. The additional bedrooms are equally spacious and share a full 4-piece bath. The lower level of this home is designed for entertainment and relaxation. It features a vast open recreation room with a cozy stone fireplace, perfect for movie nights or gatherings with friends. The walk-out access leads directly to the landscaped backyard, enhancing your outdoor living experience. The lower level also includes a den accessed through double doors, offering a versatile space for a home office or playroom. Additionally, there is a fourth bedroom and a large utility and laundry area, providing convenience and extra storage. Outside, you'll discover a great outdoor space with an upper deck, lower patio, garden beds, and plenty of storage. Whether you enjoy gardening, barbecuing, or simply relaxing outdoors, this backyard has it all. Harvest Hills is a well-established community known for its family-friendly atmosphere. With schools within walking distance, numerous parks and walking paths, and a picturesque pond, you'll love the sense of community and outdoor activities available. The area is also conveniently close to a variety of amenities, including shopping centers, a recreation center, a theater, golf courses, and professional services, not to mention an easy commute to downtown, close to the airport, and quick access to Stoney and Deerfoot Trail! Don't miss the opportunity to make this lovely home your own and enjoy the wonderful lifestyle that Harvest Hills has to offer!**

Inclusions: **Shed**  
 Property Listed By: **RE/MAX iRealty Innovations**

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









