



THE
A-TEAM

**RE/MAX
FIRST**

217 HARVEST GOLD Circle, Calgary T3K 4H5

MLS® #: **A2160048**

Area: **Harvest Hills**

Listing Date: **08/28/24**

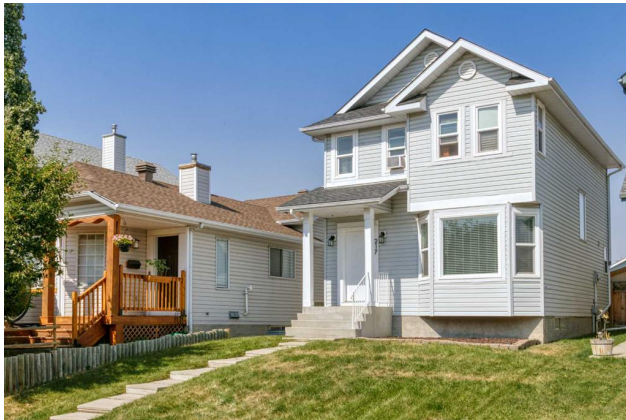
List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 04-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**
Lot Information
Lot Sz Ar: **3,056 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,245**
Low Sqft:
Ttl Sqft: **1,245**

DOM

85
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Landscaped**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
Int Feat: **Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 8`4"
Dining Room	Main	9`9" x 5`10"
Bedroom	Upper	11`2" x 9`5"
Den	Basement	17`10" x 9`4"
3pc Bathroom	Basement	

Room	Level	Dimensions
Kitchen	Main	9`9" x 8`0"
Bedroom - Primary	Upper	13`7" x 10`0"
Bedroom	Upper	9`0" x 8`8"
4pc Bathroom	Upper	
2pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

9310626

Remarks

Pub Rmks: **Home Sweet Home! This lovely 3 Beds and 2.5 Baths, 2 Storey Home featuring over 1800 square feet fine living space nestled in the community of Harvest Hills. Step into this beautiful home and you are instantly welcomed by the bright south facing Living Room on your right perfect for quality family time. You have your spacious Kitchen and Dining area on the other side. The white Kitchen offers Quartz Countertop, Stainless Steel Appliances and ample storage spaces. A half bath with laundry to complete this main level. Going up upstairs, the Primary Bedroom offers great space and a walk-in closet. There are two additional bedrooms and a 4-piece bathroom. The fully finished basement boosts a good sized Den currently setup as a gym room, a full bath and tons of storage spaces. Beside the staircase, there's no carpet in all floors. Enjoy outdoors living at the fully fenced and landscaped backyard with deck, flowerbed, and concrete pathway to the backlane access to your parking pad which has enough space for a trailer. This home is conveniently located in Harvest Hills, close to School and shopping in Harvest Hills and Country Hills area. Within walking distance, you'll find T&T, Superstore, Vivo fitness and community center, cinemas, and a bus terminal. Additionally, it's close to Costco and Crossiron Mills shopping centers.**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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



