



THE
A-TEAM

**RE/MAX
FIRST**

206 HARVEST CREEK Close, Calgary T3K 4P8

MLS® #: **A2162880**

Area: **Harvest Hills**

Listing Date: **09/13/24**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,390**
Low Sqft:
Ttl Sqft: **1,390**

DOM

69
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,993 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Garden,Low Maintenance Landscape,Treed**
Park Feat: **Concrete Driveway,Double Garage Attached,Enclosed,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Open Floorplan,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`6" x 9`8"	Dining Room	Main	10`6" x 8`9"
Living Room	Main	14`9" x 12`6"	Foyer	Main	12`2" x 7`3"
Mud Room	Main	5`6" x 3`11"	Covered Porch	Main	9`6" x 3`7"
Bedroom - Primary	Upper	12`11" x 11`9"	Bedroom	Upper	11`0" x 9`7"
Bedroom	Upper	10`7" x 8`11"	2pc Bathroom	Main	7`0" x 4`8"
4pc Bathroom	Upper	8`1" x 4`11"	4pc Ensuite bath	Upper	8`1" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

9711737

Remarks

Pub Rmks: **Welcome to your next family home! This 3-bedroom, 3-bathroom beauty has everything you need for comfortable living. As soon as you walk in, you'll notice the inviting living room, complete with a cozy fireplace—perfect for relaxing with the family or enjoying a quiet evening in. The open floor plan connects the living room to the dining room and kitchen, where you'll find stainless steel appliances, including a fridge and stove, along with a breakfast bar that's great for quick meals or hosting friends. It's a kitchen designed for both convenience and connection. Upstairs, the primary bedroom is bright and welcoming, with large south-facing windows that let in plenty of natural light and a private ensuite bathroom for added comfort. Two more bedrooms offer plenty of space for kids, guests, or a home office. Step outside and you'll love the backyard—it's private, featuring mature trees and lush greenery that offer enhanced privacy. There's also a spacious deck and BBQ area, perfect for summer gatherings. The deck is perfect for quiet afternoons, and a double attached garage makes parking and storage a breeze. Additionally, you'll appreciate the peace of mind that comes with a new roof installed in 2018, designed to last. And the location? You're close to everything—playgrounds, parks, a community garden, schools, churches, and shopping are all nearby. It's the perfect spot for families or anyone looking for a community feel with easy access to amenities. This home is ready for its next chapter—schedule your showing today and come see it for yourself!**

Inclusions:
Property Listed By:

None
Coldwell Banker Mountain Central

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









