



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: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **None**

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**

Lot Information

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

Lot Shape:

DOM

**6**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

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

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

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**













