



THE
A-TEAM

**RE/MAX
FIRST**

34 HARVEST HILLS Way, Calgary T3K 2N5

MLS®#: **A2163788**

Area: **Harvest Hills**

Listing Date: **09/06/24**

List Price: **\$905,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,627 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,154**
Low Sqft:
Ttl Sqft: **2,154**

DOM

12
Layout
Beds: **5 (4 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **No Neighbours Behind,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Water Softener**
Int Feat: **Chandelier**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`6" x 5`11"
Kitchen	Main	9`4" x 15`6"
Living Room	Main	13`3" x 15`5"
Bedroom - Primary	Upper	13`5" x 11`5"
Laundry	Upper	9`10" x 6`0"
3pc Bathroom	Upper	11`1" x 4`11"
Bonus Room	Upper	12`3" x 13`3"

Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 8`4"
Dining Room	Main	11`11" x 9`8"
Bedroom	Main	10`1" x 9`0"
5pc Ensuite bath	Upper	9`9" x 10`11"
Bedroom	Upper	11`2" x 10`0"
Bedroom	Upper	11`1" x 9`2"
3pc Bathroom	Basement	4`11" x 8`2"

Bedroom **Basement** **10`7" x 10`10"** **Family Room** **Basement** **17`10" x 14`9"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1s**
Legal Desc: **1911968**
Remarks

Pub Rmks: **Fully finished home, landscaped, 17 Feet high ceiling in living room comes with automated blinds with beautiful chandelier, SE backyard back to green path! Walk into this bright house feeling full of energy, the modern look will feel fresh and clean! The main floor is open concept come with a bedroom and full bathroom. The kitchen is a chefs oasis featuring a huge island! Beautiful waterfall kitchen island, tons of large drawers, full height cabinets to the ceiling, a modern built in microwave, built in oven, built in electric cook top! Not only that, a large walk-in pantry to store groceries and other kitchen appliances. The pot lights and the large windows will make your kitchen feel bright and warm! This house also offers a main floor bedroom with a full bathroom. Second floor come with 9 Feet ceiling! The bonus room is a perfect space for family movie night. The large master ensuite is your spa at home! Featuring a large walk-in shower, soaker tub, double vanity with tons of drawers and a massive walk-in closet! 2 bedrooms and a 3 piece bathroom plus a laundry room complete the Second floor. This basement was professionally developed by the homebuilder which means that the colors, cabinetry and features are all consistent with the rest of the house! There is a rec room, a bedroom and 3 piece bathroom. Weather you are a new family, expecting family or multi-generational family, this will be the perfect fit for you! Bonus: The house come with water softener and water filtration system.**

Inclusions: **n/a**
Property Listed By: **Grand Realty**

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