

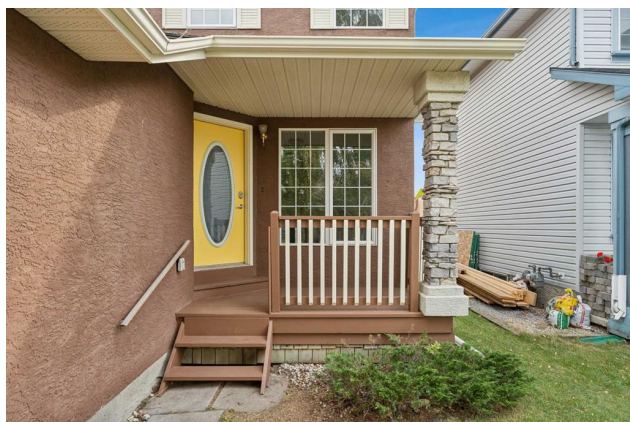


THE
A-TEAM

**RE/MAX
FIRST**

224 HARVEST GLEN Place, Calgary T3K 4J1

MLS®#: **A2164569** Area: **Harvest Hills** Listing Date: **09/10/24** List Price: **\$580,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **4,994 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,480**
 Low Sqft:
 Ttl Sqft: **1,480**

DOM
9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`9"	Dining Room	Main	6`4" x 13`10"
Family Room	Main	11`11" x 13`10"	Kitchen	Main	11`9" x 11`1"
Living Room	Main	11`6" x 12`9"	3pc Ensuite bath	Second	8`4" x 5`6"
4pc Bathroom	Second	8`11" x 6`5"	Bedroom	Second	9`11" x 11`0"
Bedroom	Second	12`7" x 10`7"	Bedroom - Primary	Second	14`10" x 18`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

9312371

Remarks

Pub Rmks: ****Open House Saturday, Sept 14 from 2-4 pm** Welcome to 224 Harvest Glen Place NE, a highly sought-after and well-established suburban community. This prime location offers convenient access to a wide range of amenities, including retail shops, grocery stores, restaurants, entertainment venues, fitness centers, and picturesque parks and pathways. This beautifully updated two-storey residence boasts modern enhancements, including a newer roof, hot water tank, new carpeting, and a fresh coat of paint throughout, ensuring a move-in-ready experience. Upon entering, you are greeted by a bright, inviting living room with a large front-facing window. The open-concept kitchen and great room create a seamless flow, with the kitchen showcasing ceiling-height cabinetry and elegant granite countertops. Step outside to the expansive south-facing deck and private backyard, perfect for outdoor entertaining or a safe space for children to play. The upper level offers three spacious bedrooms, including a well-appointed primary suite with a private ensuite. This home presents an exceptional opportunity to enjoy comfortable living in a desirable neighborhood. Don't miss out—schedule your private showing today!**

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

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









224 Harvest Glen PI NE, Calgary, AB

Main Floor Exterior Area 751.50 sq ft
Interior Area 679.42 sq ft
Excluded Area 47.15 sq ft



0 2 4 8
PREPARED: 2024/09/10

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

224 Harvest Glen PI NE, Calgary, AB

2nd Floor Exterior Area 729.00 sq ft
Interior Area 676.72 sq ft



0 2 4 8
PREPARED: 2024/09/10

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

