



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**142 HARVEST CREEK Close, Calgary T3K 4P9**

MLS®#: **A2165133**      Area: **Harvest Hills**      Listing Date: **09/13/24**      List Price: **\$728,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **4,241 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,938**  
 Low Sqft:  
 Ttl Sqft: **1,938**

DOM

**6**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Enclosed,Front Drive,Garage Door Opener,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,No Animal Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 6`1"	Bonus Room	Main	10`4" x 14`4"
Living Room	Main	13`11" x 13`11"	Dining Room	Main	11`7" x 13`5"
Balcony	Main	10`4" x 13`11"	Mud Room	Main	11`3" x 3`7"
2pc Bathroom	Main	5`6" x 5`3"	Bedroom - Primary	Upper	14`2" x 13`5"
Walk-In Closet	Upper	4`4" x 9`7"	4pc Ensuite bath	Upper	4`11" x 8`9"
4pc Bathroom	Upper	4`11" x 8`6"	Bedroom	Upper	11`10" x 9`6"
Bedroom	Upper	9`1" x 11`9"	Bedroom	Upper	11`2" x 9`5"

<b>Flex Space</b>	<b>Basement</b>	<b>11`0" x 6`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`8" x 6`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`1" x 13`9"</b>	<b>Family Room</b>	<b>Basement</b>	<b>12`10" x 16`9"</b>
<b>Den</b>	<b>Basement</b>	<b>11`1" x 8`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`10" x 6`1"</b>
<b>Storage</b>	<b>Basement</b>	<b>11`1" x 3`6"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C1N**  
 Legal Desc: **9612189**

Remarks

Pub Rmks: **Welcome to this massive 5 bedroom and 3.5 bathroom home with WALK-OUT basement located on a quiet crescent street! Great potential for investors or buyers with families. The high ceiling living will offer you lots of sunlight and openness to the entire home! Spacious and bright kitchen has access to the roomy deck with stairs to the backyard. The laundry is on the main floor. Family room on the main floor has a corner fireplace, and the dining space is large! There is hardwood floors throughout the home, making it for easy cleaning! A 2pc bathroom completes this floor. Upstairs has the spacious master bedroom, featuring a full 4pc bathroom with a walk-in closet! The other spacious bedrooms can share the other 4pc bathroom. Basement is fully developed and walk-out to grade! Features one full-sized bedroom room and a den that has a closet (just needs a window to turn it into a 6th bedroom!), a wet bar that can be easily converted into a kitchen , 3pc bathroom, flex/hobby room, and a large family room and that has the patio that leads you directly to the backyard! Insulated, freshly painted, and heated double garage will keep your vehicles nice and warm fort those dreadful winters. HOT WATER tank was replaced in 2019. Lots of shoppings, bus stop, and parks nearby. Quick access to to Deerfoot, country hill, and stoney trail. Come and view this beautiful gem today!!**

Inclusions: **N/A**  
 Property Listed By: **Homecare Realty Ltd.**

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











