



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**68 HARVEST WOOD Place, Calgary T3K 3X8**

MLS®#: **A2169830**

Area: **Harvest Hills**

Listing Date: **10/13/24**

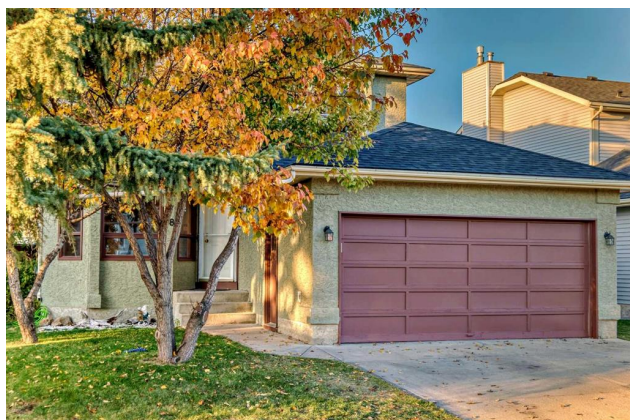
List Price: **\$629,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Lot Information

Lot Sz Ar: **4,671 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Landscaped,Private,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**38**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 14`0"
Kitchen With Eating Area	Main	16`7" x 10`10"
Laundry	Main	7`7" x 7`6"
Bedroom - Primary	Second	12`1" x 13`0"
Bedroom	Second	10`6" x 9`11"
Flex Space	Basement	16`9" x 10`0"
4pc Bathroom	Second	9`8" x 5`0"

Room	Level	Dimensions
Dining Room	Main	12`8" x 9`2"
Family Room	Main	14`5" x 13`4"
2pc Bathroom	Main	4`6" x 5`0"
Bedroom	Second	9`0" x 9`11"
4pc Bathroom	Second	7`11" x 5`0"
Game Room	Basement	27`4" x 11`6"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**(R-CG)**

**9010695**

Remarks

Pub Rmks: **PRICED REDUCED...GREAT VALUE! Welcome to your next amazing family home! Featuring 3 bedroom, 3 bathroom plus a fully developed basement this property has everything you will need for comfortable living. As soon as you walk in, you'll notice the inviting front sitting room, with soaring vaulted ceilings and a spacious formal dining room. This then leads to the functional kitchen with updated appliances and a comfortable hutch area. Enjoy the open concept to the living room featuring a wood burning fireplace perfect for relaxing with the family or enjoying a quiet cozy evening. The well thought out floor plan also leads to a half bath and a convenient main floor laundry. Upstairs, the primary bedroom is airy and welcoming with a private 4 piece ensuite bathroom for added comfort. Two more bedrooms offer plenty of space for kids, guests, or a home office. And do not forget another 4 piece bathroom completes the upstairs. A fully finished basement provides plenty of options for secondary tv/media/gaming area, perhaps a secondary office and plenty of storage space. Have piece of mind as furnace and hot water tank have been updated also ALL poly-B has been replaced! Enjoy the large fully fenced private backyard for BBQ, kids play, or neighborhood gatherings. A front double attached garage for indoor parking and more storage space. Additionally this lovely home has a new shingled roof (2024) and air conditioning as well. This amazing location is across from a small lush green space leading into a private culdesac. You are close to everything... playgrounds, parks, community garden, schools, churches, and all shopping amenities. And lets not forget the short commute to the YYC airport. This home is perfect for the growing family in a great family community. Book your private showing today and come see it before it is gone!**

Inclusions:  
Property Listed By: **Outside Sheds  
RE/MAX Real Estate (Central)**

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

