



THE
A-TEAM

**RE/MAX
FIRST**

70 HARVEST OAK View, Calgary T3K4Z5

MLS®#: **A2170409** Area: **Harvest Hills** Listing Date: **10/03/24** List Price: **\$625,000**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **3,858 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,505**
 Low Sqft:
 Ttl Sqft: **1,505**

DOM

79
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Private**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **High Ceilings,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	15`11" x 15`6"
Living Room	Main	10`3" x 12`7"
Bedroom	Main	11`0" x 12`5"
4pc Ensuite bath	Upper	5`11" x 13`0"
Bedroom	Basement	9`5" x 12`5"
Game Room	Basement	17`4" x 17`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`11" x 10`2"
Dining Room	Main	11`4" x 13`8"
3pc Bathroom	Main	9`7" x 7`6"
Bedroom - Primary	Upper	11`8" x 18`8"
Bedroom	Basement	9`5" x 13`5"
4pc Bathroom	Basement	8`1" x 5`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9812437

Remarks

Pub Rmks: *****Back on the market due to financing*** You found it, Love where you live! This custom, modified bi-level home ideally offers four bedrooms, three bathrooms and an open-concept with multiple living spaces to enjoy. Complete with an attached double front drive garage, you will appreciate the serenity of living on this "no flow through" street in the heart of Harvest Hills. Your home features an open-concept living, kitchen and dining area with a cozy gas fireplace... This is a wonderful space to entertain your family and friends. The spacious primary bedroom is up just a few steps and offers a large walk-in closet and private ensuite bathroom. A second bedroom, front flex room and full bathroom with laundry complete the main level. The basement is fully developed, with large basement windows for an abundance of natural light and a second cozy gas fireplace. You'll appreciate the extra storage space in the utility room. The generous raised deck overlooks your fenced backyard for those relaxing summer evenings with family and friends. Call your agent and book your showing in this well-maintained home. Easy access to Deerfoot Trail, shopping, schools and restaurants in minutes. If you travel a lot, the Calgary airport is a quick drive on different routes. Before you view the home, take a stroll and discover the popular walking and bike paths surrounding the neighbourhood. This home has been lovingly taken care of over the years and is ready for your family to enjoy as much as the current owners. Book a viewing and bring your family home!**

Inclusions:
Property Listed By: **N/A
RE/MAX iRealty Innovations**

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











