



THE
A-TEAM

**RE/MAX
FIRST**

245 HARVEST HILLS Drive, Calgary T3K 4H7

MLS®#: **A2171592** Area: **Harvest Hills** Listing Date: **10/10/24** List Price: **\$768,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1994** Abv Sqft: **1,319**
Lot Information Low Sqft:
 Lot Sz Ar: **5,091 sqft** Ttl Sqft: **1,319**
 Lot Shape:

DOM

41
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Reverse Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Garden,Private Yard,Storage**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`5" x 11`6"
Bedroom - Primary	Main	14`5" x 14`5"
Foyer	Main	6`0" x 6`0"
Kitchen	Basement	10`6" x 8`6"
Furnace/Utility Room	Basement	10`0" x 6`10"
Breakfast Nook	Main	10`11" x 9`4"
Family Room	Basement	20`11" x 15`7"
4pc Bathroom	Basement	10`0" x 4`11"
4pc Bathroom	Main	8`2" x 4`11"

Room	Level	Dimensions
Dining Room	Main	10`10" x 9`4"
Bedroom	Main	10`3" x 9`1"
Balcony	Main	13`2" x 9`7"
Bedroom	Basement	13`10" x 10`8"
Kitchen	Main	10`11" x 9`3"
4pc Ensuite bath	Main	8`2" x 4`11"
Bedroom	Basement	13`10" x 10`8"
Bedroom	Main	12`11" x 9`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9310479

Remarks

Pub Rmks: **Welcome to this versatile bi-level home in the highly sought-after community of Harvest Hills. This home is the perfect find, featuring a Registered LEGAL secondary suite in the walk-out basement. As you step inside, you'll be greeted by an expansive, light-filled space, featuring a soaring 9-foot vaulted ceiling that enhances the open-concept layout. The main level offers a large living and dining area, perfect for hosting family gatherings. The heart of the home is the modern kitchen, complete with upgrades including brand-new stainless-steel appliances. Step out from the kitchen to a south-facing balcony, where you can enjoy your morning coffee or unwind in the evenings with views filled with nature, including your low-maintenance backyard. The spacious primary bedroom comes with its own private ensuite bathroom and exclusive private balcony access, making it a serene retreat after a long day. The bathrooms were recently upgraded with new toilets and faucets. Two more generously sized bedrooms and a discreet, space-efficient main-floor laundry add to the functionality and style of this level. The fully developed LEGAL walk-out basement is the star of the show, offering its own separate entrance, dedicated appliances, and full kitchen. Featuring two large bedrooms and a bright, open living area, this suite is the perfect addition to the home. The double-attached garage with an upgraded garage door with clicker opening, adds to the convenience. The quiet, safe and family-friendly neighborhood offers peace of mind, along with easy access to parks, schools, bus routes, and local shopping. Whether you're looking for a family home, a turnkey investment, or a property that offers both, this house is brimming with value and potential.**

Inclusions:
Property Listed By: **Garage Door Opener, Appliances on Both Levels
ComFree**

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









