



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10980 HARVEST LAKE Way, Calgary T3K 4K9**

MLS® #: **A2177348**

Area: **Harvest Hills**

Listing Date: **11/08/24**

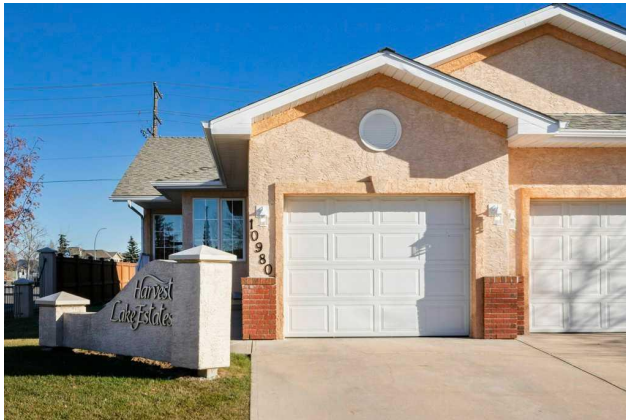
List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Semi Detached (Half  
Duplex)**

City/Town: **Calgary**  
Year Built: **1997**

Lot Information  
Lot Sz Ar: **4,176 sqft**  
Lot Shape:

Access:  
Lot Feat: **Corner Lot,Low Maintenance Landscape,Irregular Lot**  
Park Feat: **Concrete Driveway,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Finished Floor Area  
Abv Sqft: **1,054**  
Low Sqft:  
Ttl Sqft: **1,054**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow,Side by  
Side**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Utilities and Features

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

Construction: **Brick,Stucco**  
Flooring: **Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Window Coverings**  
Int Feat: **Closet Organizers**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 6`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 15`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 9`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 12`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 15`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`8" x 8`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>10`9" x 15`7"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9612558**

Remarks

Pub Rmks:

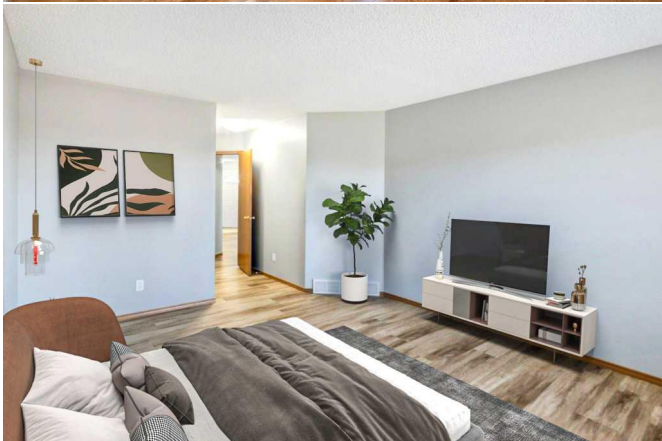
**Open house Saturday Nov 23: 1-4pm & Sunday Nov 24: 12 - 2pm.: This charming villa bungalow, located in the desirable 55+ age restricted community of Harvest Lake Greens Villas, combines convenience, comfort, and style. Inside, the front entry opens to the living room, great for simply unwinding with a good book or for visits with the grandkids. The functional kitchen is equipped with stainless steel appliances, blending style and practicality for all your culinary needs. The dining area is ideally situated adjacent to the kitchen, making meal service seamless. It features hardwood flooring and a garden door that opens onto a lovely deck and green space, perfect for outdoor entertaining, or simply enjoying the fresh air. The primary bedroom is spacious and designed with a focus on comfort and practicality. It includes a private three-piece en-suite bathroom, complete with walk-in shower, adding convenience to everyday routines. Additionally, a roomy walk-in closet offers ample storage space, making it easy to stay organized. The second bedroom has easy access to another full bathroom, ensuring comfort for guests or family members. The hookups for main floor laundry complete the main floor. The partially finished basement includes a recreational room, offering additional space for relaxation or hobbies, as well as ample storage space. This home features an electric lift which was installed within the past few years and it allows for easy entry from inside the single attached garage. Other mentionable upgrades are the furnace (2021) and the deck that was redone in recent years as well. Nestled in the vibrant neighborhood of Harvest Hills, this semi-detached villa-style bungalow offers easy access to scenic pathways, is located only 2 blocks from the lake and nearby tennis courts, making it perfect for those with an active lifestyle. Conveniently close to shopping, the Vivo recreation center, and major roads like Deerfoot Trail and Country Hills Boulevard, this home combines comfort with accessibility. This is an excellent opportunity to experience low maintenance living with an HOA (this is not a condo!) that takes care of most of the landscaping and snow removal. It offers low-maintenance living, perfect for those looking to downsize or enjoy a more relaxed lifestyle. Come check this one out for yourself!**

Inclusions:  
Property Listed By:

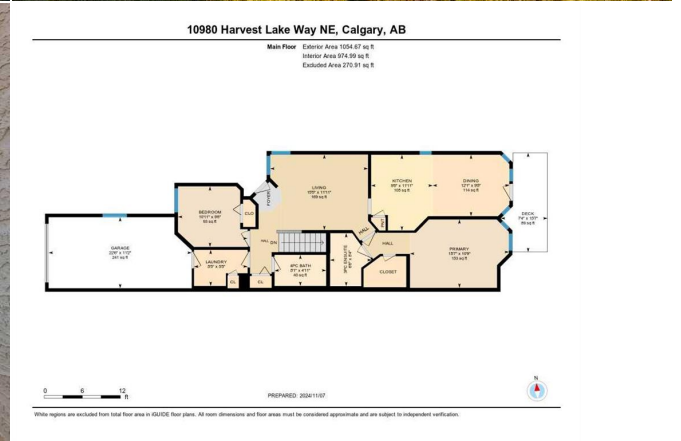
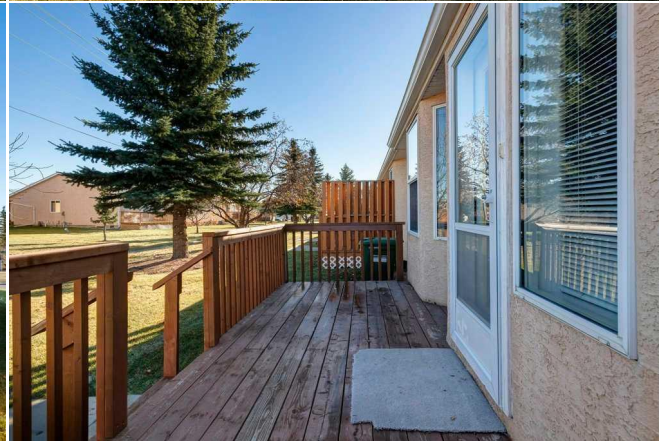
**lift in garage  
Royal LePage Benchmark**

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



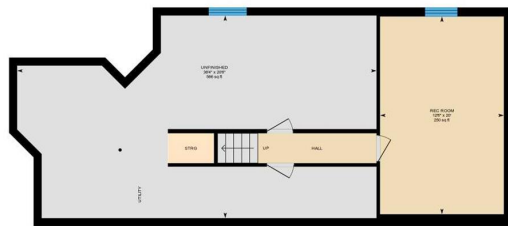






**10980 Harvest Lake Way NE, Calgary, AB**

Basement (Below Grade)    Exterior Area 1627.20 sq ft  
Interior Area 908.71 sq ft



0    4    8    ft

PREPARED: 2024-11-07

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



