



THE
A-TEAM

**RE/MAX
FIRST**

9 HARVEST PARK Place, Calgary T3K4K8

MLS®#: **A2178078**

Area: **Harvest Hills**

Listing Date: **11/07/24**

List Price: **\$609,999**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 17-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **4,014 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn**
Park Feat: **Double Garage Attached,Driveway**

Finished Floor Area

Abv Sqft: **1,848**

Low Sqft:

Ttl Sqft: **1,848**

DOM

13

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Central Vacuum,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,See Remarks,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`3" x 12`6"
Nook	Main	9`11" x 8`1"
Pantry	Main	3`8" x 3`8"
Entrance	Main	5`0" x 8`11"
Laundry	Main	7`10" x 5`9"
Bedroom	Second	11`5" x 11`0"
4pc Bathroom	Second	7`11" x 4`11"

Room	Level	Dimensions
Family Room	Basement	17`1" x 11`11"
Kitchen	Main	9`11" x 12`1"
Dining Room	Main	11`3" x 8`0"
2pc Bathroom	Main	4`11" x 4`5"
Walk-In Closet	Second	8`0" x 5`0"
Bedroom	Second	9`4" x 11`4"
Bedroom	Second	8`10" x 11`1"

4pc Ensuite bath
Furnace/Utility Room

Second
Lower

4`11" x 9`2"
11`2" x 18`4"

Bedroom - Primary

Second

11`11" x 13`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9810229

Zoning:
R-CG

Remarks

Pub Rmks:

Open House Sunday Nov 10 (12-2pm). Amazing Value! Nestled in a peaceful Cul De Sac, this charming 2 story home sits tall with nearly 1850 sq.ft! Located in desirable Harvest Hills community offers a perfect blend of comfort and convenience. Featuring hardwood floors, new carpet, fresh paint, and 4 spacious bedrooms, this home is move-in ready. The upper level boasts four generously-sized bedrooms, including a master suite with a 4-piece ensuite, and hardwood flooring in the hallway and staircase. The main floor is bright and inviting, with a sunny living room, a large family room with a gas fireplace, kitchen and dining area with access to a large deck perfect for entertaining. Lower level is undeveloped and is ready for your own design. The property is fully fenced and landscaped. Located close to Schools, Pond, Playgrounds, Airport & Shopping Amenities.

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











