



THE
A-TEAM

**RE/MAX
FIRST**

202 HARVEST GROVE Walk, Calgary T3K3X3

MLS®#: **A2178670** Area: **Harvest Hills** Listing Date: **11/12/24** List Price: **\$509,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **1,205 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,619**
 Low Sqft:
 Ttl Sqft: **1,619**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space, Corner Lot**
 Park Feat: **Double Garage Attached, Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Stone, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	Kitchen	Second	13`6" x 14`6"
Dining Room	Second	10`2" x 8`3"	Living Room	Second	17`3" x 13`6"
Foyer	Main	13`11" x 11`7"	Laundry	Main	6`9" x 6`2"
Bedroom - Primary	Third	15`5" x 12`9"	Bedroom	Third	9`3" x 8`8"
Bedroom	Third	10`4" x 13`0"	Furnace/Utility Room	Main	8`4" x 3`8"

Legal/Tax/Financial

Condo Fee:
\$366

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1911268**

Remarks

Pub Rmks: **Trendy 3 story home is only 4 years old and offers all the luxury of a new home. Main level entry provides an additional flex space, laundry/storage and access to the huge double garage. Open concept 2nd floor with contemporary kitchen feature a giant quartz island, stainless steel appliances, tonnes of windows, 1/2 bath and access to a roomy south facing covered balcony that is set up for gas bbq. The modern cabinetry provides room for all your need plus a generous pantry space add more room. Upstairs hosts 3 spacious, sunny bedrooms and a stylish main bathroom. The primary bedroom retreat features a private en suite with dual vanities and a large walk in closet. With luxury vinyl plank flooring, 9 foot ceilings, plush carpet in the bedrooms and energy efficient windows throughout, you are getting a high end modern living experience. Hassle free, low maintenance condo life with but with the feel of a single family home. "Glacier" model built by award winning builder Cedarglen Living. Being on the end unit you will never have anyone beside you and get to see out into the open green space which adds to the ambience and privacy. This unit boasts additional windows bringing in more natural light to this unit.**

Inclusions:
Property Listed By: **N/A**
Bode

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









