



THE
A-TEAM

**RE/MAX
FIRST**

63 HARVEST WOOD Way, Calgary T3K 3X5

MLS®#: **A2179714**

Area: **Harvest Hills**

Listing Date: **11/20/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**

Lot Information

Lot Sz Ar: **5,349 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,723**
Low Sqft:
Ttl Sqft: **1,723**

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Wood Frame**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Jetted Tub, Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	5`8" x 8`6"
Dining Room	Main	11`11" x 8`8"
Kitchen	Main	13`3" x 13`0"
Pantry	Main	3`10" x 2`7"
Walk-In Closet	Second	3`11" x 7`2"
Bedroom	Second	11`5" x 9`11"
4pc Bathroom	Second	7`6" x 5`0"

Room	Level	Dimensions
Living Room	Main	11`5" x 14`1"
Family Room	Main	13`6" x 12`1"
2pc Bathroom	Main	4`7" x 5`0"
Bedroom - Primary	Second	14`9" x 12`7"
4pc Ensuite bath	Second	11`10" x 5`11"
Bedroom	Second	12`9" x 8`11"
Dinette	Basement	11`8" x 8`0"

Bedroom
3pc Bathroom

Basement
Basement

10`2" x 13`1"
5`7" x 7`11"

Bedroom

Basement

10`2" x 12`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8912001

Remarks

Pub Rmks:

Open house Nov 23, 12-3pm. Welcome to your home sweet home! Southfacing backyard with 3+2 bedroom and 3.5 bathroom. This unbeatable location is just a short walk from lake pathways and a nearby strip mall. You'll enjoy easy access to Deerfoot Trail, and the airport is just minutes away. This spacious and functional home offers over 2,400 square feet of living space, and is bathed in natural light, thanks to its south-facing backyard, featuring 3+2 bedrooms and 3.5 bathrooms perfect for larger families. The Poly-B piping was replaced just a month ago, and the entire home has been freshly painted. In addition to that, current owner has consistently upgraded the home, including: 1) All windows have been replaced in recent years. 2) The driveway has been widened to accommodate additional parking. 3) A newer furnace, and much more. Your growing family will appreciate the abundance of space, with room for everyone to enjoy their own personal space. As you enter this newly updated home, you'll step into an enclosed formal dining room and a spacious living room. The current owner enclosed this area for personal use, but it can easily be opened back up to suit your needs. The kitchen features a pantry and an eating area, with a patio door leading to a garden-like backyard, perfect for outdoor enjoyment. Adjacent to the kitchen is a family room, along with a convenient half bath to complete the main level. Upstairs, you'll find a large master bedroom, walk-in closet with its own ensuite, plus two generously sized bedrooms and a full bathroom. The basement offers versatile living options and is ideal for teens or in-laws. It features two spacious bedrooms with large windows that let in plenty of natural light. There's also a kitchen setup (without appliances) ready for your personal touch, and an additional 3-piece bathroom for added convenience. tank-less hot water heater is another great feature that can't be missed.

Inclusions:
Property Listed By:

none
TREC The Real Estate Company

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











