



THE
A-TEAM

**RE/MAX
FIRST**

1 HARVEST OAK View, Calgary T3K4Z4

MLS® #: **A2180858** Area: **Harvest Hills** Listing Date: **11/27/24** List Price: **\$644,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1998** Abv Sqft: **1,470**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,682 sqft** Ttl Sqft: **1,470**
 Lot Shape:

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`6" x 12`0"	Entrance	Main	6`8" x 4`11"
2pc Bathroom	Main	5`1" x 4`4"	Laundry	Main	5`1" x 5`3"
Kitchen	Main	12`8" x 14`5"	Pantry	Main	3`8" x 3`8"
Sunroom/Solarium	Main	12`11" x 11`6"	3pc Ensuite bath	Upper	5`3" x 7`11"
Bedroom - Primary	Upper	11`10" x 13`8"	Bedroom	Upper	12`2" x 8`10"
Bedroom	Upper	8`10" x 10`5"	4pc Bathroom	Upper	5`1" x 9`10"
Walk-In Closet	Upper	5`5" x 4`6"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9812437

Remarks

Pub Rmks: **This beautifully upgraded two-story home is nestled in a quiet cul-de-sac with no front neighbors, offering privacy and convenience. Located close to schools, markets, and essential amenities, it's perfect for families looking for the ideal place to call home. The home has been freshly painted and features brand-new flooring throughout, updated washroom seats, and a recently replaced roof. The main floor is designed for comfort and style, with a chef's dream kitchen complete with upgraded ceiling-height cabinets, granite countertops. Enjoy the spacious living room, a cozy family room with a fireplace, and a heated sunroom for year-round enjoyment. Upstairs, the master bedroom boasts a walk-in closet and ensuite bathroom, accompanied by two additional bedrooms and a full bathroom. The unfinished basement offers endless possibilities for customization to suit your needs. Step outside to a backyard featuring a spacious deck, trees, and a fountain, along with a heated double detached garage—ideal for Calgary winters. Additional conveniences include central air conditioning, ensuring comfort year-round. This home offers incredible value in a prime location. Don't miss out—contact me today for more details or to book a private showing!**

Inclusions:
Property Listed By: **NA**
CIR Realty

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











