



THE
A-TEAM

**RE/MAX
FIRST**

195 HARVEST PARK Way, Calgary T3K 4H9

MLS®#: **A2181917**

Area: **Harvest Hills**

Listing Date: **01/15/25**

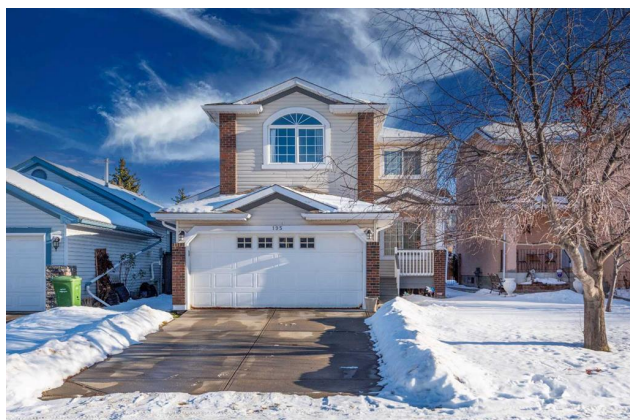
List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **4,241 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,525**
Low Sqft:
Ttl Sqft: **1,525**

DOM

6

Layout

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

Parking

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

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bathroom Rough-in,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	13`7" x 13`0"
Bedroom	Second	9`3" x 10`1"
Dining Room	Main	11`6" x 10`11"
Bonus Room	Second	14`1" x 14`6"
2pc Ensuite bath	Main	5`7" x 5`0"
4pc Ensuite bath	Second	8`2" x 4`11"

Room	Level	Dimensions
Bedroom	Second	8`2" x 9`11"
Living Room	Main	12`10" x 14`8"
Kitchen	Main	10`7" x 10`11"
Laundry	Main	5`7" x 5`0"
4pc Bathroom	Second	5`8" x 8`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9612424

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to Harvest Hills, this home is original and well maintained. The basement is ready for your creations, unspoiled and ready to be developed. This property is fully fenced to enjoy your privacy on your over sized deck and easy access from your kitchen. Your main laundry room is attached to your powder room. This home is cozy and quiet living. Upstairs comes with 3 bedrooms and a bonus room which has a gas fire place to enjoy. This area is fantastic for family quite time or gatherings. Spacious double attached garage**

Inclusions:
Property Listed By: **N/A**
URBAN-REALTY.ca

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



