



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 HARVEST PARK Circle, Calgary T3K 4M8**

MLS®#: **A2183791**      Area: **Harvest Hills**      Listing Date: **12/17/24**      List Price: **\$629,900**  
 Status: **Pending**      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: **4,413 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,769**  
 Low Sqft:  
 Ttl Sqft: **1,769**

DOM

**36**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,Laminate Counters,Open Floorplan,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 8`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 14`10"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>18`11" x 12`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`8" x 13`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`4" x 3`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`7" x 11`1"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`5" x 11`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`5" x 9`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`8" x 10`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`1" x 10`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 3`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`11" x 7`5"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`11" x 7`5"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9711426**

Remarks

Pub Rmks: **Back on the Market due to financing. This well-appointed home in Harvest Hills is the one you have been looking for! The floor plan is bright and open with lots of natural light. The kitchen showcases stainless steel appliances, a large island and is open to the dining room for ease of entertaining. The living room has a corner fireplace to add ambience to any occasion and is adorned with vinyl plank flooring. Upstairs you will find that coveted bonus room along with three good sized bedrooms. The primary bedroom even has a private ensuite you will love. The basement is finished with a large rec room that is ideal for your home entertainment system. Outdoor living is part of the joy of owning this home with its large deck and fenced backyard with a patio. Call today!**

Inclusions:  
Property Listed By: **N/A**  
**Pulse Real Estate**

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











