



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**213 HARVEST GOLD Circle, Calgary T3K 4H5**

MLS®#: **A2183825**

Area: **Harvest Hills**

Listing Date: **12/18/24**

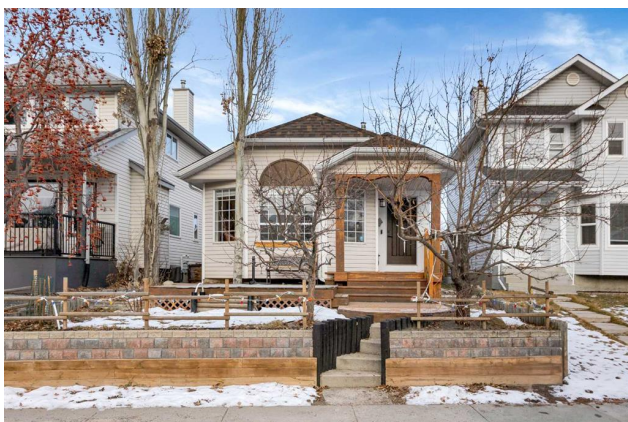
List Price: **\$529,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1994**

Finished Floor Area

Abv Sqft: **1,060**  
Low Sqft:  
Ttl Sqft: **1,060**

Lot Information

Lot Sz Ar: **3,336 sqft**  
Lot Shape:

DOM

**3**  
Layout  
Beds: **4 (3 1)**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Landscaped**  
Park Feat: **220 Volt Wiring,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Recessed Lighting,Storage,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`7" x 13`11"
Kitchen	Main	11`2" x 10`0"
Bedroom	Upper	13`5" x 8`5"
Family Room	Lower	24`8" x 18`11"
Storage	Basement	8`0" x 5`0"
2pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	11`1" x 9`8"
Bedroom - Primary	Upper	16`5" x 10`11"
Bedroom	Upper	9`10" x 8`5"
Bedroom	Basement	13`11" x 10`1"
4pc Bathroom	Upper	
4pc Bathroom	Basement	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9310626**

Remarks

Pub Rmks:

**OPPORTUNITY KNOCKS at a great price! Don't miss out on your chance to own this CHARMING 4-level-split home with an OVERSIZED DOUBLE GARAGE (8ft door and 220V), 3+1 bedrooms, and all this in a convenient location only steps away from local amenities, a school and parks! Highlights of this bright and open home include a VAULTED living room area with large bay windows, a spacious kitchen with newer dark SS appliances (2021) | lots of cabinets | updated lighting, lush landscaping with a custom deck & covered porch, NEW ROOF & garage siding (2024), newer HIGH EFFICIENT FURNACE (2019), an updated basement & lower level with recessed lighting | modern flooring | knock down ceiling texture | built-in shelves & desk, and the list goes on! The charming front yard greets you as you walk into the bright main level with large living/dining areas, perfect for entertaining family and friends. From the main level you will also have access to the front deck and the back yard through the side entrance. Upstairs you will discover a huge primary bedroom with a double closet and 2-piece ensuite bath, 2 more good sized bedrooms, and a full bathroom. The massive lower level offers a large family room that can easily be customized to suit your needs. The basement has a convenient storage room for those extra seasonal or bulk items, a 4th bedroom (non-egress window), another full bathroom, and a laundry/storage area with a laundry sink, in the mechanical area. Convenience is all around with quick access to groceries, shopping, restaurants, public transit, parks/pathways, and all the local amenities! Extras with this home include a shed (barn-red with white trim), a freezer in the basement, and custom shelving/desk in the lower level. Come check it out before it's gone!**

Inclusions:  
Property Listed By:

**Attached Shelving, Desk in lower level, TV Mount(s), Shed, Freezer  
Royal LePage Solutions**

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

