



THE
A-TEAM

**RE/MAX
FIRST**

76 HARVEST OAK Place, Calgary T3K 4C8

MLS®#: **A2187669** Area: **Harvest Hills** Listing Date: **01/16/25** List Price: **\$740,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **4,919 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,387**
 Low Sqft:
 Ttl Sqft: **1,387**

DOM
5
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s)**
 Sewer:
 Ext Feat: **Playground,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Storage,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`2" x 12`8"	Bedroom	Main	12`8" x 9`3"
Bedroom	Main	9`3" x 9`11"	Bedroom	Basement	8`4" x 9`6"
Bedroom	Basement	13`6" x 11`0"	Bedroom	Basement	12`0" x 8`8"
4pc Bathroom	Main	7`5" x 4`11"	4pc Ensuite bath	Main	6`0" x 10`3"
3pc Bathroom	Basement	8`3" x 4`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9210979

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to 76 Harvest Oak Place NE, a charming bi-level home in the family-friendly community of Harvest Hills. Featuring vaulted ceilings and boasting over 2,500 sq. ft. of living space, this 6 bedroom, 3 bathroom home features a walk-up basement, a south-facing backyard, and a heated attached double garage. In the fully finished lower level, you'll find 3 bedrooms and a full bath offering a separate living space convenient for extended family. Over \$75,000 in recent upgrades include new appliances, triple-pane windows, a new furnace and central AC, updated plumbing, and enhanced insulation. The backyard offers a refreshed deck and play structure for outdoor enjoyment. Conveniently located near major roads and amenities, this move-in-ready home is a must-see. Schedule your showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







