



THE
A-TEAM

**RE/MAX
FIRST**

188 HARVEST OAK Way, Calgary T3K3Y4

MLS®#: **A2188224** Area: **Harvest Hills** Listing Date: **01/16/25** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **4,865 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,821**
 Low Sqft:
 Ttl Sqft: **1,821**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	10`6" x 9`7"	2pc Bathroom	Main	5`2" x 5`6"
Family Room	Main	15`4" x 13`10"	Living Room	Main	10`0" x 11`5"
Dining Room	Main	11`11" x 11`1"	Kitchen	Main	13`5" x 16`1"
Bedroom - Primary	Second	11`8" x 12`8"	4pc Ensuite bath	Second	8`2" x 7`7"
4pc Bathroom	Second	5`0" x 9`0"	Bedroom	Second	8`2" x 10`10"
Bedroom	Second	8`5" x 11`7"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9210979

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this well cared for 2 story home with a WEST facing yard backing onto a greenspace/walking path. This main level has everything you and the family need. Right off the front entrance is a convenient OFFICE which could easily become 4th bedroom. To the right of the front door sits your spacious (1st) living room along side your dining area. The kitchen has recently been redone with plenty of cabinet space, QUARTZ countertops and SS appliances. The kitchen over looks and is a few small steps away from your (2nd) and very spacious living/family room. The main level comes complete with a 2 pc bathroom and full laundry room. Upstairs you will find your primary bedroom with WALK IN closet and 4 pc ENSUITE featuring a nice relaxing jet soaker tub. 2 additional kids/guest rooms along with a 4 pc guest bathroom round out the upper level. Check out your WELL CARED for and BEAUTIFUL west facing backyard. IN full bloom this yard is an oasis. This is a non-smoking house with a partially finished basement (1 developed den/office) awaiting your personal touch. Fully repainted throughout in 2023, close to SCHOOLS, SHOPPING and all of your everyday convience stores. Do not hesitate to book your showing today.

Inclusions:
Property Listed By:

See Appliances
Grassroots Realty Group

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











