



THE
A-TEAM

**RE/MAX
FIRST**

59 HARVEST LAKE Crescent, Calgary t3k3y7

MLS® #: **A2188808**

Area: **Harvest Hills**

Listing Date: **01/20/25**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Lot Information

Lot Sz Ar: **5,844 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,965**
Low Sqft:
Ttl Sqft: **1,965**

DOM

2

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Pantry,See Remarks,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`6" x 11`6"
Living Room	Main	14`10" x 15`9"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`11" x 10`7"
Game Room	Lower	17`7" x 20`3"
Storage	Lower	10`8" x 8`5"

Room	Level	Dimensions
Breakfast Nook	Main	11`9" x 6`1"
Dining Room	Main	13`11" x 9`0"
Bedroom - Primary	Upper	13`2" x 15`5"
Bedroom	Upper	9`11" x 10`11"
Family Room	Upper	20`10" x 15`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Lower	13`11" x 16`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9012142

Remarks

Pub Rmks: **Welcome to the lake community of Harvest Hills. This original owner home shows pride of ownership. Offering numerous upgrades & features which include: hardwood floors, air conditioning, fireplace, vaulted bonus room, coffered ceiling in main family room, oversized newer deck, total of 4 bedrooms 2.5 bathrooms & over 2600 sq ft of developed living space, air flow tub in ensuite, 2 hot water tanks, SE facing yard with pear & cherry trees, rear gravel parking pad with alley access, new shingles just installed, R.I. plumbing for bathroom in lower level & much more. The main floor features a 2pc bath, laundry, formal dining area, spacious family room & a good size kitchen that offers an island, pantry & access to the deck/yard. The upper level features a 4pc bath, large vaulted bonus room with wood burning fireplace & 3 good size bedrooms. The primary bedroom offers a walk in closet & full ensuite. The lower level features the 4th bedroom, rec room, R.I. for future bathroom, utility room & storage room. Short walk to the lake, pathways, bus, greenspaces, tennis & pickle ball courts, also close to school, shopping, Library, theaters, Vivo. Easy access to Stoney Trail & Deerfoot Trail. New eaves trough & downspouts being installed over the next 2 weeks. Click on link to view 3D walk through.**

Inclusions: **TV mount in primary bedroom, Air conditioning, shed, vacuum system & attachments, work bench in garage, alarm as is**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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







