



THE
A-TEAM

**RE/MAX
FIRST**

1336 HARVEST HILLS Drive, Calgary T3K 2M1

MLS®#: **A2189667** Area: **Harvest Hills** Listing Date: **01/23/25** List Price: **\$999,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,004 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,395**
 Low Sqft:
 Ttl Sqft: **2,395**

DOM

9
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,Interior Lot,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Concrete,Other,Stone**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Bedroom	Main	10`8" x 9`6"
Dining Room	Main	24`11" x 8`7"	Foyer	Main	13`8" x 8`0"
Kitchen	Main	11`1" x 13`3"	Living Room	Main	13`9" x 13`3"
4pc Bathroom	Second	0`0" x 0`0"	5pc Ensuite bath	Second	
Bedroom	Second	11`1" x 10`0"	Bedroom	Second	9`6" x 14`1"
Family Room	Second	18`10" x 14`3"	Laundry	Second	9`6" x 5`11"

Bedroom - Primary
4pc Bathroom
Game Room

Second
Basement
Basement

13`3" x 15`11"

23`6" x 21`11"

Walk-In Closet
Bedroom
Furnace/Utility Room

Legal/Tax/Financial

Second
Basement
Basement

11`2" x 9`9"

11`7" x 11`4"

11`6" x 7`4"

Title:
Fee Simple
Legal Desc:

1810931

Zoning:
R-G

Remarks

Pub Rmks:

Oh My—where do we even start with this incredible home in Harvest Hills?! Let’s kick things off outside. The backyard is beautifully landscaped with LOW-MAINTENANCE TURF, perfect for enjoying summer evenings without the hassle. The exterior features durable Hardie board siding and sleek, modern design touches that set this home apart. Step inside, and get ready to be impressed. We’re not talking your standard 8-foot or even 9-foot ceilings—this home boasts 10-FOOT CEILINGS on the main floor, paired with 8-foot doors for an extra touch of luxury. The main floor also includes a moody office with built-in shelving, located next to a stylish half bath featuring a mirror that extends to the ceiling. The living room is a showstopper. The back wall is glass, with double patio sliding doors opening to a sprawling composite deck that offers uninterrupted views of greenspace, walking paths, and a serene pond. With an east-facing backyard, you’ll enjoy gorgeous morning sunlight as you sip your coffee or have breakfast. And the kitchen? It’s an entertainer’s dream, featuring stainless steel appliances, a built-in oven, a gas cooktop, quartz countertops, and a walk-in pantry. A FLOOR-TO-CEILING fireplace with an electric insert completes this floor, adding warmth and elegance. Upstairs, the thoughtful design continues with 9-foot ceilings. At the top of the stairs, there’s a full bathroom with a taller vanity, quartz countertops, and subway tile extending to the ceiling. The primary bedroom is situated at the back of the house, offering incredible east-facing views. The ensuite is luxurious, with a double-sink vanity, subway tile galore, a sit-in tub, a huge glass shower, a heated towel rack, and a walk-in closet with wraparound shelving. Down the hall, you’ll find two kids’ rooms, each with a custom feature wall, and a bonus room perfect for movie nights or playtime. The layout is incredible—the primary bedroom is tucked at the back for privacy, while the bonus room is at the front, so you might even get to sleep in on weekends while the kids play! Don’t forget about the walk-out basement, complete with 9-foot ceilings. Cozy carpet, a full wet bar, a custom entertainment unit with floating shelves, and large windows flooding the space with natural light make this level ideal for relaxing or hosting guests. A door leads out to your low-maintenance backyard and stone patio, giving you even more options to enjoy the outdoors. The WALK-OUT basement also includes a spacious bedroom, a full bathroom, and an additional bedroom—ideal for guests, older kids, or a home gym. The mechanical room is packed with upgrades, including a water filtration system, water softener, HRV system, and on-demand hot water. Every corner of this home has been designed with comfort, style, and practicality in mind. This air-conditioned, 5-bedroom, 3.5-bathroom home is the total package—modern, functional, and located in the desirable community of Harvest Hills. Trust us, you don’t want to miss this one!

Inclusions:
Property Listed By:

ceiling speakers, tv mounts
CIR Realty

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











