



THE
A-TEAM

**RE/MAX
FIRST**

24 HARVEST GROVE Common, Calgary T3K 2M6

MLS®#: **A2194239** Area: **Harvest Hills** Listing Date: **02/13/25** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2020**
 Lot Information
 Lot Sz Ar: **1,332 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Landscaped,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Central** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Dog Run,Garden,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator,Washer/Dryer,Water Purifier,Window Coverings**
 Int Feat: **Breakfast Bar,Chandelier,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`9"	4pc Bathroom	Basement	8`0" x 4`11"
4pc Ensuite bath	Second	6`0" x 11`6"	5pc Ensuite bath	Second	9`2" x 11`0"
Entrance	Main	7`0" x 6`6"	Living Room	Main	13`5" x 12`11"
Dining Room	Main	13`6" x 9`11"	Kitchen With Eating Area	Main	12`5" x 13`6"
Pantry	Main	2`8" x 5`9"	Bonus Room	Second	10`7" x 14`6"
Laundry	Second	6`6" x 5`5"	Bedroom	Second	10`4" x 10`2"
Bedroom	Second	11`4" x 10`6"	Bedroom - Primary	Second	14`2" x 11`7"

**Walk-In Closet
Bedroom**

**Second
Lower**

**11`0" x 4`7"
8`0" x 12`7"**

**Family Room
4pc Bathroom**
Legal/Tax/Financial

**Lower
Second**

**12`7" x 17`4"
8`4" x 6`9"**

Condo Fee:
\$116

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **1812099**

Remarks

Pub Rmks: **Beautifully kept two story in mint condition 2500 Sq Ft of high end developed area. Modern quality home with upgraded light fixtures. Home features warm front entry leading to a large open living room and kitchen Lots of natural light, large kitchen with breakfast bar good sized pantry. Spacious eating area. Upstairs we have three good size bedrooms two with ensuite bathroom. Three bathrooms on the upper level Master bedroom has a walkin closet and 5pce ensuite. There is a bonus room upstairs Basement is fully developed with family room with an additional bedrm and a full 4pce bathroom. Thats a lot of house for any size family. Extremely well kept and maintained. Low maintenance lanscape.**

Inclusions: **none**
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











