



THE
A-TEAM

**RE/MAX
FIRST**

46 HARVEST PARK Circle, Calgary T3K 4M8

MLS®#: **A2196638** Area: **Harvest Hills** Listing Date: **02/25/25** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **4,036 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,112**
 Low Sqft:
 Ttl Sqft: **1,112**

DOM

0
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:
 Lot Feat: **Front Yard,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Storage** Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Granite Counters,No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **9711426**

Remarks

Pub Rmks: **Looking for something special? Here it is! This beautifully maintained bi-level home in Harvest Hills offers a total of 5 bedrooms, 3 full bathrooms and numerous**

renovations throughout. Step inside through the newer Pella front door and up the stairs to a stunning, fully renovated kitchen. Featuring a large island, granite countertops, elegant cabinetry, and a newer Pella back door leading to the deck, this kitchen is perfect for both meal prep and entertaining. Additional cabinetry by the dining area—currently used as a bar—offers extra storage for fine China or other essentials. The spacious living room boasts a cozy gas fireplace, while the primary bedroom includes a gorgeous renovated 3-piece ensuite. Two more bedrooms and a beautifully updated 4-piece main bath complete the upper level. Downstairs, you'll find a large family room, two additional bedrooms (windows may require egress), and a fully renovated 4-piece bathroom with extra storage. A mechanical/storage room with laundry and additional storage under the stairs add convenience. The exterior is just as impressive, with a double attached garage, a backyard storage shed, new Class 4-rated shingles, new gutters, and a new garage door. Plus, a high-efficiency furnace (installed in 2019) ensures comfort year-round. Located in a quiet yet highly accessible neighborhood, this home is just minutes from shopping, schools, parks, restaurants, a theatre, and the airport. Don't miss this incredible opportunity!

Inclusions:

Property Listed By:

Shed

CIR Realty

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











