



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**98 HARVEST GROVE Close, Calgary T3K 4T7**

MLS®#: **A2206727**

Area: **Harvest Hills**

Listing Date: **03/28/25**

List Price: **\$695,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**  
Lot Information  
Lot Sz Ar: **6,232 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,935**  
Low Sqft:  
Ttl Sqft: **1,935**

DOM

**27**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **City Lot,Dog Run Fenced In,Pie Shaped Lot,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Dry Bar,Open Floorplan,Pantry,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`6" x 10`0"
2pc Bathroom	Main	4`10" x 4`8"
Living Room	Main	13`7" x 13`3"
Kitchen	Main	13`9" x 11`5"
Balcony	Main	12`0" x 8`11"

Room	Level	Dimensions
Entrance	Main	7`0" x 5`5"
Mud Room	Main	3`11" x 3`8"
Breakfast Nook	Main	8`11" x 6`11"
Pantry	Main	3`11" x 3`11"
Walk-In Closet	Second	9`6" x 4`3"

4pc Ensuite bath  
Bedroom  
Bonus Room  
Family Room

Second  
Second  
Second  
Basement

12`3" x 5`8"  
10`11" x 9`5"  
14`3" x 13`4"  
25`10" x 12`10"

Bedroom  
4pc Bathroom  
Storage  
Furnace/Utility Room

Second  
Second  
Basement  
Basement

10`5" x 9`11"  
4`11" x 8`0"  
9`11" x 6`10"  
19`10" x 4`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9712347**

Remarks

Pub Rmks:

**This bright home features designer tones, white woodwork, and an open plan with a sunny Oak kitchen and feature fireplace. Patio doors lead to a large deck with a firepit. Main floor includes laundry and a 2-piece bath. Upstairs, a loft area offers a Great view of the green space and the Harvest Hills path system, a scenic network of walking and biking trails that winds through the community, offering residents a peaceful escape and access to parks, the lake, and natural beauty. The master suite has a 4-piece ensuite with a soaker tub and separate shower. Two additional bedrooms share a main 4-piece bath. The finished basement includes a dry bar for your entertainment. Located on a pie-shaped lot with a beautiful apple tree, this home is close to schools, shopping, and Deerfoot Trail, offering easy access to downtown and the airport. It needs some TLC but is a great opportunity to make it your own. Schedule your private showing today!**

Inclusions:  
Property Listed By:

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**Classic Property Management & Realty Ltd**

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









