



**126 Harvest Gold Place NE  
Calgary, Alberta**

**MLS # A2313690**



**\$429,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,356 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 514
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to this immaculate, spacious, and bright 4 bedroom, 3.5-bathroom END UNIT townhome offering over 2,100 sq. ft. of developed living space in a small, peaceful complex tucked away on a quiet no-through street beside a playground. With Central Air Conditioning, upgraded light fixtures, a Brand-New Stove, New Furnace in 2024 and pride of ownership throughout, this home offers the perfect blend of comfort and convenience. Even better, the entire complex is currently being updated with brand new modern Cement Board siding in a stylish blue/grey colour palette with crisp white trim, adding fantastic curb appeal and long-term value. Step inside to an open concept main floor filled with natural light, featuring rich laminate flooring, a cozy gas fireplace, and a spacious living and dining area designed for both everyday living and entertaining. Sliding patio doors lead to the yard and patio, creating seamless indoor-outdoor living. The beautiful kitchen showcases stainless steel appliances, a brand-new stove, and a generous pantry with plenty of storage space. A convenient 2-piece bathroom and direct access to the single attached garage complete the main level. Upstairs you'll find a full 4 piece bathroom and three spacious bedrooms, including the impressive primary retreat featuring a walk-in closet with a window and a private 3-piece ensuite. The fully developed basement adds even more functional living space with a den currently being used as a bedroom, a 3-piece ensuite/guest bathroom, a finished recreation room with a large window, plus laundry and ample storage space. This desirable END UNIT also offers visitor parking directly out front, an attached garage, and a large driveway with room for two vehicles. Conveniently located close to Tim Hortons, T&T Supermarket, bike paths, public transit. This remarkable home combines peaceful living

with outstanding accessibility.(Note basement bedroom window may not comply with current Building code standards for egress)  
Don't miss your opportunity to view this fantastic property!