



**264 Harvest Hills Way NE
Calgary, Alberta**

MLS # A2322990



\$479,900

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,681 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-G d80
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Wall clock in the living room		

Like-new and move-in ready! Offering 1,681 sq. ft. of thoughtfully designed living space, this beautifully upgraded 3-bedroom + den townhouse by Cedarglen Living showcases modern design, quality finishes, and carefully selected upgrades throughout, all backed by the peace of mind of a remaining New Home Warranty. An attached double garage, 9-ft ceilings, and a bright open-concept layout create the perfect setting for comfortable everyday living. At the heart of the home, the stylish kitchen features a large Himalaya quartz island, full-height cabinetry, a chevron tile backsplash, premium stainless steel appliances, an upgraded oversized stainless steel sink with a premium faucet, and a spacious pantry. The adjoining living and dining areas are bright and inviting, with a covered balcony and BBQ gas hookup — perfect for relaxing or entertaining in any season. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary suite offers a walk-in closet and a well-appointed ensuite with dual sinks and a full-height tiled shower. Two additional bedrooms, a full bathroom, and side-by-side upper-floor laundry complete the upper level. On the entry level, a versatile den is tucked away from the main living areas, making it ideal for a home office, gym, study, or flexible living space. Ideally located with quick access to Deerfoot Trail and Stoney Trail, and just minutes from T&T Supermarket, Costco, CrossIron Mills, The District, and VIVO Recreation Centre. Parks, playgrounds, and schools are all nearby, offering the perfect blend of convenience and community. A home that truly must be seen in person to be fully appreciated.