



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

209 Harvest Hills Common NE
Calgary, Alberta

MLS # A2328501



\$509,900

Division:	Harvest Hills		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,648 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

STUNNING PARK-FACING END UNIT TOWNHOUSE IN HARVEST HILLS! Enjoy low-maintenance living in this rare 3-bedroom, 2.5-bathroom gem boasting 1,648 sq. ft. of immaculate above-grade space and premium energy-efficient upgrades. HIGHLIGHTS OF YOUR NEW HOME: 1. Energy & Comfort: Upgraded with high-efficiency triple-pane windows throughout for ultimate quiet and climate control. 2. The Main Floor: Soaring 9ft ceilings and seamless vinyl plank flooring anchor a bright, open living and dining room. 3. Gourmet Kitchen: Equipped with premium quartz countertops, stainless steel appliances, and a large central island. 4. Outdoor Living: An east-facing balcony, featuring a built-in BBQ gas line. 5. The Primary Retreat: Features a massive walk-in closet and a 4-piece luxury ensuite with a double vanity. 6. Two additional well-sized bedrooms and another full bath upstairs, all finished with quartz counters. 7. Entry & Parking: Entry level provides a massive walk-in storage closet, laundry area, and a double attached insulated garage spacious enough for a truck or workshop. 8. THE LOCATION: close to schools, parks, Vivo, T&T Supermarket, and Country Hills Towne Centre. Commuting is a breeze via Deerfoot and Stoney Trail to downtown or the airport. This move-in-ready property is the lifestyle upgrade you've been waiting for. Explore the 3D virtual tour and book your showing today!