



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

305, 200 Harvest Hills Place NE
Calgary, Alberta

MLS # A2328952



\$315,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Built in 2021 by Cedarglen Homes, this third-floor 2-bed, 2-bath at The Rise of Harvest Hills still shows like the day it was finished. Step inside and you'll start making a mental list of everything you won't have to do. You're welcomed in by an expansive kitchen island with quartz countertops and built-in seating, room enough to pull up stools and entertain without ever leaving the conversation. A tile backsplash and two-tone cabinetry, navy on the bottom, white up top, frame builder upgraded Samsung stainless steel appliances, and a pantry keeps everything else out of sight and in its place. Luxury vinyl plank runs throughout the kitchen and living room, keeping it clean, modern, and easy to maintain. Just off the kitchen, the living room is bright and open, with patio doors leading out to your oversized balcony. This side of the building faces north onto the street, which means no direct sun beating down on you all summer and no neighbours looking in, just steady, even light through the day. Back inside, off the living room, the primary bedroom is a genuine retreat, with cozy carpet underneath. The 4pc ensuite is generously sized, with a walk-in shower, double sinks, illuminated vanity mirrors, and no shortage of storage. A full walk-in closet sits alongside, with plenty of room for everything you own. Back across the unit, the second bedroom is carpeted too, and works just as well for a roommate as it does for a home office or guest space. It sits next to a 4pc bathroom, which means whoever's staying with you gets their own space too, no more waiting on the bathroom or negotiating counter room in the morning. At the front of the unit, in-suite laundry is tucked into a large closet with tile flooring for easy cleanup and plenty of room to stash everything from the vacuum to the ironing board. The unit is also roughed in for air conditioning, so staying cool on the hottest days is a

quick add, not a renovation. Titled underground parking is included, and the building itself is secure and well-managed. Location does the rest: steps from shopping and dining, with quick access to Deerfoot and Stoney Trail and an easy run to the airport. This one won't need a second showing to win you over. Come see it for yourself.