



GRASSROOTS
REALTY GROUP

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126 Harvest Gold Place NE
Calgary, Alberta

MLS # A2344345

\$424,900

Division:	Harvest Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,357 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Covered, Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier		

Inclusions: N/A

Discover this beautifully updated end-unit townhome in the established community of Harvest Hills, offering approximately 1,900 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, and an impressive combination of space, comfort, and convenience. Positioned on a quiet no-through street beside a playground, this well-maintained home enjoys the added privacy and natural light of an end unit. Recent improvements to the home include a new furnace (2024), several newly installed windows, a brand-new stove, upgraded lighting, and central air conditioning. Adding significant value, Harvest Hills Estates has recently completed an extensive exterior restoration and modernization project. Major improvements include replacement of the original exterior materials with hail-resistant Hardie Board siding and Smart Trim, along with new fascia, soffits, gutters, and downspouts throughout the complex. The project also includes the replacement of deck membranes and railings, exterior light fixtures and electrical outlets, together with additional exterior repairs and finishing work. These substantial improvements provide the community with a refreshed contemporary appearance and more durable exterior materials for years to come. Inside, the bright main level offers an open and welcoming layout with laminate flooring and a gas fireplace creating a comfortable focal point for the living area. The dining space opens through sliding doors to the spacious backyard and patio, providing an inviting setting for outdoor dining, relaxation, or pets. The kitchen is equipped with stainless steel appliances, excellent storage, and a generous pantry. A powder room and convenient interior access to the attached garage complete the main floor. Upstairs are three well-proportioned bedrooms, including a generous primary suite with a private 3-piece ensuite and windowed walk-in closet,

along with a full 4-piece bathroom. The finished lower level adds valuable flexibility with a recreation room, den currently used as a fourth bedroom, 3-piece bathroom, laundry area, and ample utility and storage space. Additional conveniences include a single attached garage, driveway parking for two vehicles, and visitor parking directly out front. Enjoy a low-maintenance lifestyle with convenient access to T&T Supermarket, shopping, schools, parks and green spaces, cycling paths, public transit, and major roadways. With its generous living space, extensive interior updates, and major recently completed exterior upgrades throughout the complex, this distinctive Harvest Hills end unit offers exceptional value and is ready to welcome its next owner.