

207 Harvest Hills Common NE
Calgary, Alberta

MLS # A2216746



\$519,900

Division:	Harvest Hills		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,571 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Experience modern living in this rare 3 Bedroom, 2.5 Bath 1,571 sq ft townhouse highlighted by a double attached insulated garage, 9 foot tall ceiling, quartz kitchen countertops and vinyl plank flooring throughout main level– all nestled in a quiet yet convenient Harvest Hills location. The main level welcomes you with a bright and open Living Room and a spacious Dining Area. The modern Kitchen is designed for both style and function. It features quartz countertops and stainless steel appliances. A central island with an eating bar offers extra seating and prep space. Step out onto the balcony equipped with a BBQ gas line for convenient outdoor dining. A Half Bath completes this level with added everyday functionality. Upstairs you'll find 3 well-sized Bedrooms and 2 Full Bathrooms. The Primary Bedroom offers a Walk-In Closet and a private 4-piece Ensuite featuring a Double Vanity for a touch of luxury and convenience. 2 additional Bedrooms and another 4-piece Bath provide flexibility for family, guests or a home office. All bathrooms offers quartz countertops. This townhouse offers a low-maintenance lifestyle with all essential living space above grade. The entry level includes a large walk-in closet with plenty of storage, a laundry area, and access to the double attached insulated garage. Located close to parks, playgrounds, schools, shopping and major routes including Deerfoot and Stoney Trail. Nearby amenities include Vivo, T&T Supermarket and Country Hills Towne Centre. Don’t miss this!