

534 Harvest Grove Walk NE  
Calgary, Alberta

MLS # A2166086



## \$450,000

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G d80
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

OPEN HOUSE 1-3pm Sat Sep 21. Built by "Builder of Choice" winner Cedarglen Living, this beautiful and functional three-bedroom townhome is located in the desirable community of Harvest Hills. Sunny south facing balcony overlooks a tranquil courtyard with apple trees, lush green spaces, bike and walking paths. Walking into the spacious foyer, easy access to the garage and laundry room. The main floor offers an open concept with spacious living room and bright dining area, covered with durable luxury vinyl plank flooring. The large windows and 9' ceilings provide plenty of natural sunlight. Modern kitchen has a great layout with quartz island, stainless steel appliances and lots of storage space. The upper level boasts a master suite with a walk-in closet and 3-piece ensuite, two additional bedrooms and 4-piece bathroom. Quick access to both Stoney trail and Deerfoot. Close to public transit, shopping, entertainment, parks, schools.