

**420 Harvest Grove Walk NE
Calgary, Alberta**

MLS # A2166106



\$499,900

Division:	Harvest Hills		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,656 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Side By		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Landscaped, Level, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	None	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stone, Wood Frame	Zoning:	M-G d80
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to hassle-free living at "The Terrace" in Harvest Hills! Built by the 5-time "Builder of Choice" award winner, Cedarglen Living Inc, this modern 3-storey townhome offers low-maintenance comfort in a prime north-central Calgary location. Enjoy easy access to Deerfoot Trail, public transit, schools, the airport, and a range of local amenities. Step into over 1,655 sq. ft. of contemporary living space (RMS professionally measured), featuring 3 bedrooms and 2.5 bathrooms. The entryway welcomes you with a bright foyer, leading to a side-by-side double attached garage with an epoxy sealed floor and flex space—perfect for a home office or storage. Laundry is a breeze with a side-by-side washer/dryer, and extra storage space to keep things tidy. The open-concept main floor is flooded with natural light from the south-facing windows, creating a warm, inviting atmosphere. The sleek modern kitchen features full-height cabinets, sleek stainless steel appliances, quartz countertops, and a generous island—ideal for entertaining or casual meals. Step outside onto the balcony to enjoy low-maintenance outdoor living, whether it's grilling on warm summer evenings or enjoying your morning coffee in peace. Upstairs, you'll find a large primary bedroom retreat, complete with a 4-piece ensuite, dual vanities, and a spacious walk-in closet. Two additional bedrooms and a 4-piece bath offer plenty of room for family or guests. With luxury vinyl plank flooring, 9-foot ceilings, energy-efficient windows with custom blinds, and stylish lighting throughout, this home is designed for modern, easy living. Forget about shovelling snow or mowing the lawn—everything here is designed for a lock-and-leave lifestyle. Contact your favourite realtor today to book a private viewing and experience this low-maintenance gem for yourself!