

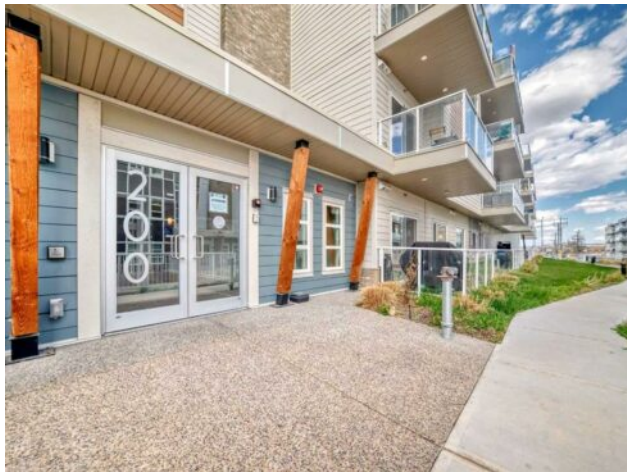


**GRASSROOTS**  
REALTY GROUP

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**308, 200 Harvest Hills Place NE  
Calgary, Alberta**

**MLS # A2214373**



**\$424,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 681
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

**Inclusions:** Shelves on the walls

Welcome to the Rise of Harvest Hills, where LUXURY MEETS CONVENIENCE! This stunning 3rd floor corner unit with AIR CONDITIONING offers 2 spacious bedrooms and 2 full bathrooms, and feels just like stepping into a SHOW SUITE. As you enter, you're welcomed by an open and airy living space filled with natural light from EXPANSIVE WINDOWS and 9&rsquo; ceilings. The MODERN KITCHEN is a chef&rsquo;s dream, featuring elegant quartz countertops, premium stainless steel appliances, and generous counter space. Whether you&rsquo;re hosting or relaxing, the layout is ideal for comfort and entertaining. The primary bedroom is a true retreat, offering a LUXURIOUS ENSUITE and walk-in closet. The second bedroom is generously sized and conveniently located next to the stylish second bathroom&mdash;making it perfect for guests or roommates. A dedicated LAUNDRY/STORAGE adds practical convenience. Step outside to your WRAP-AROUND BALCONY, complete with a gas line&mdash;perfect for BBQs and enjoying SCENIC VIEWS with your morning coffee. Enjoy TITLED UNDERGROUND PARKING and main floor STORAGE, all in a secure, beautifully maintained building. The Rise of Harvest Hills is just a short walk to shopping, dining, parks, pathways, and all amenities. Plus, with quick access to Deerfoot and Stoney Trail, commuting is a breeze. Don&rsquo;t miss your chance to own a piece of luxury in one of Calgary&rsquo;s most desirable communities. Schedule your private viewing today!