



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2228196**



**\$510,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,747 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated,		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Interior Lot, Level, Low Maintenance Landsc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 372
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-G d80
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Security system, shelving

**\*\*QUICK POSSESSION \*\* AMAZING VALUE AND NEW PRICE \*\* INDOOR PARKING FOR TWO CARS - SIDE BY SIDE\*\*** This trendy 3-story townhome is ideally located in the community of Harvest Hills and close to the many amenities - Transit, Parks, and Shopping, pathways, dog parks, and FUN! The ground floor features a sizable main entrance, a hobby room, storage, and convenient access to your garage. The spacious upper main living area includes beautiful engineered luxury vinyl plank flooring, a large living room, a stylish kitchen with quartz counter tops / upgraded chevron tile kitchen backsplash / Shaker style white cabinets & upgraded stainless steel appliances, including an dramatic central island with dark cabinets, flush eating bar and under mount sink. A sizeable south-facing outdoor balcony is off the family-approved dining room and offers a covered BBQ area. The upper floor features three spacious bedrooms, a laundry area with a stacked washer and dryer, and two full bathrooms. **BONUS:** The primary bedroom layout features a private en-suite with quartz countertops, a shower with a glass door, dual sinks, and an enormous walk-in closet. This trendy townhome features a modern d&eacutecor palette and offers everything you need, with a functional yet stylish layout. A summer possession date is available! Call your friendly REALTOR(R) to book a viewing!