



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2232294**



**\$499,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-G d80
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters		

**Inclusions:** BBQ

Welcome to 214 Harvest Grove Walk NE - a stunning end-unit townhome featuring bright south exposure, 3 bedrooms plus a den, 2.5 bathrooms, central air conditioning, and a double attached garage. Ideally located in the highly desirable The Terrace at the Parks of Harvest Hills, this well-managed complex offers premium composite siding, a community garden, and a pickleball court for residents to enjoy! The entrance level includes a dedicated den, a full laundry room, and access to the double garage. The open-concept main floor showcases a high-end kitchen with stainless steel appliances (including a new dishwasher), crisp white full-height cabinetry, and an executive-sized flat-top island—perfect for meal prep, casual dining, and entertaining. The dining area easily accommodates a full-sized table with access to the south-facing private balcony with a natural gas line, ideal for BBQ'ing and soaking up the sun. An oversized living room and convenient 2-piece bathroom complete this level. Upstairs you'll find three generously sized bedrooms, including a primary retreat with a walk-in closet and a 4-piece ensuite featuring dual sinks and a walk-in shower. The Terrace at the Parks of Harvest Hills, is part of the recent Harvest Hills redevelopment, combining the charm of a mature neighborhood with the benefits of a newer home. Enjoy close proximity to shopping, amenities, and excellent access to major roadways for easy commuting. Contact your favorite REALTOR® to schedule a private viewing today!