



**GRASSROOTS**  
REALTY GROUP

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

262 Harvest Hills Way NE  
Calgary, Alberta

MLS # A2240931



**\$510,000**

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,695 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-G d80
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** TV Mounts, Curtain Rods, Quartz Counters, NG BBQ, Pantry

This spacious 1,695 ft<sup>2</sup> townhouse is a rare find, offering 3 bedrooms and 2.5 bathrooms all across 3 thoughtfully designed levels. On the entry level, you'll find a versatile 3rd bedroom that doubles perfectly as a home office, adding flexibility to suit your lifestyle. The top floor hosts 2 generous bedrooms, EACH WITH ITS OWN ENSUITE, ensuring comfort and privacy for families, roommates, or guests. The primary suite stands out with a custom-organized walk-in closet and a stylish ensuite featuring upgraded tile and a walk-in shower, while the 2nd bedroom boasts an oversized walk-in closet and its own 4-piece bathroom. A spacious laundry room with shelving completes this level for added convenience. The main living area is bright and inviting, highlighted by a modern kitchen with quartz countertops, pantry, built-in shelving, granite sink, and a gas stove. Just off the kitchen, the dining area is perfect for family meals or entertaining. The living room offers a welcoming space to relax, with its own balcony that's perfect for morning coffee or unwinding at the end of the day with a handy powder room completing this level and lastly an oversized double garage that is fully finished. Outside, the location is unbeatable, steps from basketball and pickleball courts, with biking paths that connect to nearby amenities and even lead straight downtown. You'll notice MANY UPGRADES throughout the unit, including brand-new shingles, making this home the perfect combination of comfort, convenience, and value.