



GRASSROOTS
REALTY GROUP

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

242 Harvest Hills Way NE
Calgary, Alberta

MLS # A2259999



\$509,900

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,688 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-G d80
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Discover modern comfort and style in this bright and spacious 3-storey end-unit townhouse in the heart of Harvest Hills. Thoughtfully designed for both functionality and everyday living, this home combines open-concept spaces, plenty of natural light, and premium finishes throughout. The entrance level features a well-sized Flex Room, ideal for a Home Office or Study, and a Double Attached Garage providing secure parking and additional storage. The Main Level boasts an open-concept layout with 9-ft ceilings and vinyl plank flooring throughout. The sunny east-facing Kitchen and Dining Area features a central island, Quartz Countertops, Stainless Steel Appliances, and ample Cabinetry. The spacious Living Room opens to a private Balcony with a gas hookup, perfect for outdoor entertaining, while a convenient 2-Piece Bathroom completes the floor. The Upper Level offers a generous Primary Bedroom with a large Walk-In Closet and a 4-Piece Ensuite featuring a double vanity and Quartz countertops. Two additional Bedrooms, a full 4-Piece Bathroom, and a Laundry Area with extra storage complete this level. Located in a vibrant community, this townhouse offers exceptional amenities including an apple orchard with a rentable garden box, a pickleball and basketball court, and easy access to walking trails beside the pond, green spaces, and bicycle paths. It's also close to shopping, T&T Supermarket, Home Depot, schools, restaurants, and the Calgary International Airport, with convenient access to Deerfoot Trail. Don't miss the opportunity to call this beautiful home yours—schedule a viewing today!