



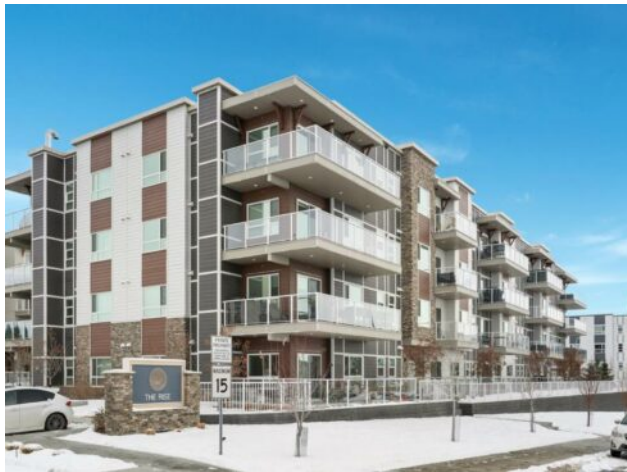
GRASSROOTS
REALTY GROUP

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208, 100 Harvest Hills Place NE
Calgary, Alberta

MLS # A2274590

\$364,900



Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Step into comfort, style, and elevated living in this beautiful 2-bed, 2-bath condo in The Rise at The Parks of Harvest Hills. Built by Cedarglen Homes, and lovingly maintained by its original owners, this home stands out with premium upgrades and central AC for year-round comfort. From the moment you arrive, pride of ownership is evident. The welcoming entry leads into a bright, modern kitchen that makes both everyday cooking and hosting feel special. Featuring a large island with seating, quartz countertops, stainless steel appliances, and a stylish chevron tile backsplash that create a high-end look and feel. Plenty of cabinetry and a pantry give you the storage every homeowner wants without sacrificing clean, contemporary design. Luxury vinyl plank flooring runs throughout the main living spaces for durability and a modern finish. In the dining area, the builder-upgraded built-in adds character and practical storage, making entertaining effortless. The spacious living room has the perfect layout for relaxing, movie nights, or hosting game night with friends. Slide open the patio doors to your oversized private balcony. With room to lounge or dine, built-in exterior lighting, and a BBQ gas line ready to go, this becomes an outdoor extension of your home that you will love from morning coffee to summer evenings. The primary bedroom is tucked away on its own side of the home for privacy and peace. There is plenty of space for a king-sized bed and additional furniture, while the walk-in closet features custom built-ins designed to keep life organized. The 4-piece ensuite is bright, fresh, and calming. It feels like your own personal retreat at the end of a long day. Across the unit, the second bedroom offers flexibility for guests, a roommate, a nursery, or the perfect work-from-home office. The adjacent 3-piece bathroom includes a full-size walk-in shower with

upgraded fixtures for a sleek and modern finish. Back near the entry, the laundry room truly sets this home apart. Builder-installed upper cabinets and extra shelving ensure everything has a place and stays clutter-free. A luxury rarely found in condo living. This space also doubles as your front closet with plenty of room for shoes and jackets. Your titled underground parking stall is conveniently just steps from the elevator, making grocery runs effortless. An assigned storage locker and secure bike storage are also included on the same lower level, giving you even more room for the things you love. You are perfectly positioned here. Minutes from the airport, close to Deerfoot and Stoney Trail, and a short stroll to restaurants, local shops, Landmark Cinemas, parks, tennis courts, and schools. Convenience and comfort come together seamlessly. Whether you are downsizing, investing, or purchasing your first home, this upgraded condo offers a level of quality and lifestyle that truly stands out. Welcome home to The Rise at The Parks of Harvest Hills.