



GRASSROOTS
REALTY GROUP

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

311, 360 Harvest Hills Common NE
Calgary, Alberta

MLS # A2286926



\$485,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,167 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 700
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

This is the one you have been waiting for! Rare 3-bedroom, 2 Full Bathroom unit with 2 Titled Side by Side parking stalls, and 3 Storage Lockers! This spacious unit with over 1150 sq ft is loaded with upgrades including central A/C and faces South with DT skyline views. As you enter this gorgeous property you are greeted by the luxury vinyl plank flooring guiding you into the open concept space with large windows flooding the property with natural light. Chef's dream kitchen with crisp white cabinetry, sleek grey quartz counters, upgraded stainless steel appliances, subway tile backsplash, pantry, and huge 11ft island with built-in wine rack. Spacious living room/dining room with sliding doors out the wall-to-wall sunny South balcony that overlooks the courtyard with natural gas hook-up and stunning views. Perfect spot to unwind after a long day with a glass of wine and watch the sunset. Large master bedroom with spa-like ensuite bathroom with "his and hers" dual undermount sinks and walk-in tiled shower. Adjoining walk-in closet with custom built-ins and closet organizers to maximize the space. Good sized 2nd and 3rd bedrooms and another full 4-piece bathroom make this a great work from home space with lots of options. Large storage room/closet and laundry area with upgraded Samsung Steam front loading washer and dryer. The two titled parking stalls are side by side (217+218) and conveniently located right next to the elevator door! The three separate storage lockers come at no additional cost as the 60-year lease is paid in full. This is truly one of the nicest & largest units in the building and shows 10/10. Well managed building with bicycle storage, garden boxes, and access to playground area and tennis courts! All this in an unbeatable location surrounded by shopping, dining, parks, schools and commuting is a breeze with quick

access to Stoney and Deerfoot Trail and minutes to the airport!