



**296 Harvest Hills Way NE
Calgary, Alberta**

MLS # A2290526



\$499,999

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,708 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	M-G d80
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Inclusions: TV Wall Mount x 3

Located in the desirable community of Harvest Hills, this three-storey end-unit townhouse offers approximately 1,700 square feet of developed living space, a double attached garage, and a functional layout designed for comfortable living. As an end unit, the home benefits from additional windows that bring in natural sunlight and enhance privacy within the complex. The main level welcomes you with a spacious street-level entryway finished with tile flooring and direct access to the double attached garage, which offers ample storage space. A versatile flex room completes this level and can function as a home office, family room, workout area, or hobby space. Upstairs, the second floor serves as the primary living area, where large windows fill the living room with natural light, creating a comfortable space to relax or gather with friends and family, while 10-foot ceilings add to the sense of openness. The kitchen features white cabinetry, quartz countertops, stainless steel appliances, and a two-tone island with seating. Soft-close drawers, generous cupboard space, and a pantry provide practical storage. Adjacent to the kitchen, the dining area offers room for everyday meals or entertaining, and a two-piece powder room is also located on this level. Just off the living room, a covered balcony with a BBQ gas hookup provides a convenient outdoor space. The primary bedroom includes a walk-in closet and an ensuite with dual sinks and an oversized tiled shower. Two additional bedrooms, a four-piece bathroom, and a dedicated laundry area complete this floor. Recent updates include a new roof in 2025 and a new dishwasher installed the same year. Pets are permitted with board approval, and residents enjoy shared outdoor features including a community garden and an apple orchard. The surrounding neighbourhood offers an excellent balance of recreation and convenience. The

home is just steps from Harmony Park and the nearby pond, where walking and biking pathways wind through the community. Harvest Park, with playgrounds and tennis courts, is only minutes away, while the natural landscapes of Nose Hill Park are roughly a five-minute drive from the property. Families will appreciate the proximity to Ascension of Our Lord School along with several additional schools in the surrounding area. Everyday errands are convenient with the shops, services, and dining options of Country Hills Village located just minutes away. Nearby retailers such as T&T Supermarket and Costco provide easy access to groceries and household essentials. Recreation opportunities are available at Vivo, while major routes including Country Hills Boulevard and Deerfoot Trail make commuting across the city straightforward. Calgary International Airport is only minutes away, and regional shopping at CrossIron Mills can be reached in about ten minutes. Public transit is easily accessible, and connected cycling pathways link the community to surrounding amenities and routes across Calgary.