



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

**MLS # A2303241**



**\$499,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-G d80
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

Discover modern comfort, style, and functionality in this bright and spacious 3-storey townhouse in the heart of Harvest Hills. Built by Cedarglen Living, this exceptionally well-maintained, move-in-ready home offers approximately 1500 sq. ft. of thoughtfully designed living space, perfect for today's lifestyle. Step inside to a welcoming entrance level featuring a versatile flex room ideal for a home office, gym, or study and a dedicated laundry area with side-by-side machines providing functionality for families, guests, or work-from-home flexibility. This level also provides access to the double attached side-by-side garage, offering both convenience and additional storage. The second level showcases a seamless open-concept design enhanced by 9-foot ceilings and durable luxury vinyl plank flooring throughout. The bright, east-facing kitchen is a standout, featuring full-height cabinetry, quartz countertops, stainless steel appliances, and a central island—perfect for both everyday living and entertaining. The spacious dining and living areas flow effortlessly to a private balcony with a BBQ gas line, creating the ideal indoor-outdoor experience. A convenient 2-piece bathroom completes this level. Enjoy year-round comfort with the added benefit of central cooling. Upstairs, this home continues to impress with a generous primary retreat offering a walk-in closet and a 4-piece ensuite complete with double vanity and quartz finishes. Two additional well-sized bedrooms and a full 4-piece bathroom completes this level. This vibrant community offers exceptional amenities including scenic walking paths, green spaces, ponds, and unique features like a community with rentable garden beds, as well as pickleball and basketball courts. Ideally located just minutes from Calgary International Airport, with quick access to Deerfoot Trail and Stoney Trail, and

close to everyday conveniences such as T&T Supermarket, Sobeys, Superstore, Canadian Tire, Home Depot, Landmark Cinemas, schools (both CSSD and CBE) and restaurants. Offering a low-maintenance lifestyle with all living space above grade, this premium-spec home truly checks all the boxes.