



**302 Harvest Grove Walk NE  
Calgary, Alberta**

**MLS # A2138647**



**\$559,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,726 sq.ft.	<b>Age:</b>	2019 (5 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>	Corner Lot, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-G d80
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		
<b>Inclusions:</b>	N/A		

Stunning End Unit Townhome in THE TERRACE at The Parks of Harvest Hills. This sleek end unit offers great views, siding onto the pathway system with green space and a sports court directly in front of your home. Over 1700 sqft spanning three levels, this home features 3 generous size bedrooms 2.5 baths, double garage, vinyl plank flooring, and quartz countertops throughout. Step inside and be greeted by an open-concept main living area with 9-foot ceilings, a generous living room bathed in natural light from expansive windows, a beautiful kitchen that boasts full-height cabinets, a subway tile backsplash, a large center island with eating bar, stainless steel appliances, contemporary lighting, and pantry. The balcony is located off the living room and makes a great spot to enjoy the view or watch the kids play at the sports court. The upper level houses 3 bedrooms and 2 full baths. The primary suite make a great retreat, featuring a large walk-in closet and an ensuite with double vanities and a separate shower. For added convenience, the laundry room is located on the bedroom level. On the main floor, a versatile flex room offers the perfect space for a home office, gym, guest room, or additional living room. Situated in a great location with numerous amenities just minutes away, like the Vivo center, restaurants, supermarkets, schools, Country Hills Town Centre or Harvest Hills Crossing. Plus, easy access to public transportation and major traffic routes. Call today to schedule your private viewing.