



105, 360 Harvest Hills Way NE
Calgary, Alberta

MLS # A2193121



\$479,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,196 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to the Pinnacle of harvest Hills. This STUNNING property is nestled in a serene setting surrounded by greenspace with quick access to all major roads. A spacious front entrance invites you into this gorgeous home which features almost 1200Sq Ft of living space and a RARE 3 bedroom, 2 bathroom design! The stunning OPEN CONCEPT layout is massive and you are drawn in by the unobstructed VIEWS out your windows!! That's right there are NO NEIGHBOURS out back so if you are someone who likes privacy this is the right home for you!! The kitchen is bright and MODERN!! Perfect for the chef in the family! Complete with a large QUARTZ Island with seating for 4, classy TILE backsplash, pendant lighting, walk in pantry and an upgraded stainless steel appliance package!! The living room is spacious and is the perfect spot for entertaining all of your family and friends. A BRIGHT dining Nook opens to the large patio which has a natural gas hookup for your barbecue and nothing but OPEN VIEWS!! This is a great place To enjoy a morning coffee or a cocktail after work. The primary bedroom is large enough to fit a full KING size bedroom suite and is highlighted by the large walk-in closet with custom built ins LAVISH 5 piece ENSUITE complete with dual QUARTZ vanity, walk-in shower and Soaker tub. The 2 additional bedrooms are on the other side of the condo which is perfect for guests or roommates. This is truly one of the nicest units in the building and offers the LARGEST FLOORPLAN AVAILABLE + the seller has upgraded it beyond compare!! You will LOVE the central AIR CONDITIONING, luxury vinyl plank flooring, triple glazed windows, 9 ft ceilings, QUARTZ counters throughout, built-ins in the closets, ceiling fans and the list goes on!! Let's not forget the large in-unit storage room, TITLED underground parking stall, assigned

storage unit, underground bike storage and hail resistant cement fiber siding!! WOW!! Plus the building is PET FRIENDLY!! Built in 2022, this property is basically still NEW!! Start packing your bags because this one is 100% READY TO GO!!