



GRASSROOTS
REALTY GROUP

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63 Harvest Glen Heights NE Calgary, Alberta

MLS # A2201183



\$404,888

Division:	Harvest Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,131 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: TV wall mount above fireplace

Welcome to this lovely, 3 bedroom, 2 bath townhome in an incredible location. This QUIET NEIGHBOURHOOD in Harvest Hills is a perfect location with easy access to all major roadways, the airport, shopping, restaurants, library, golfing, movie theatre, recreation centre and so much more. With multiple schools, parks and playgrounds in the area this is an ideal starter home for a young family. With the partially finished basement, you are looking at over 1,500 SqFt of usable living space and you also have a single attached garage, plus a parking spot on the front driveway. The main floor is super functional with a bright and sunny, open concept, large living/dining and kitchen space. The dining area is complete with a practical built-in coffee bar and extra shelving, the kitchen has stainless steel appliances and you can enjoy the cozy gas fireplace on those cold winter nights. There is also a private, sunny backyard area complete with a concrete patio and a planter box for your gardening needs and a giant tree to provide some shade for those hot summer days. Upstairs you will find a GENEROUS PRIMARY BEDROOM with a good sized walk-in closet, two more decent sized bedrooms and a 4 piece main bath. The partially finished basement has a convenient recreation room that can function as an office or a home gym, lots of storage space and there is also a kids' playroom with a built in play kitchen (a must see). Over the years there have been some updates like the hardwood and laminate flooring upstairs, newer carpet on the stairs, hot water tank, brand new washing machine and most importantly, the plumbing has been FULLY REPLACED so there is NO MORE POLY-B in the home! Don't wait, call your favourite realtor now to arrange a viewing of this great home.