



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

113, 360 Harvest Hills Way NE
Calgary, Alberta

MLS # A2211848



\$449,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,184 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Negotiable

This is the one you've been waiting for! This stunning 1184 sq/ft 3 bedroom, 2 bathroom condo is one of the largest units available and was thoughtfully designed with both style and functionality in mind. Owned by non smoking professionals with no kids since new, this condo is in pristine condition. Featuring 9' ceilings and an open concept layout, this home offers a spacious atmosphere for both relaxing and entertaining. The gourmet kitchen boasts a huge island with an eating bar, granite countertops, marble backsplash and an upgraded black S/S appliance package. The primary suite includes a private en-suite and walk in closet, while the two additional bedrooms offer flexibility for family, a home office or guests. This home is loaded with upgrades including Luxury Vinyl Plank throughout the entire unit and Central air conditioning! Enjoy the convenience of in suite laundry and a TITLED Underground parking space for secure, sheltered parking year-round. This desirable location is ideally situated close to shopping, schools, Vivo recreation centre and offers quick access to major routes. Don't miss your opportunity to make this beautiful move in ready condo yours. Call your favourite Realtor to book a showing today!