

## 402 Harvest Grove Walk NE Calgary, Alberta

**MLS # A2214818**



**\$528,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	2019 (6 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, Landscaped, Low Maintenance Landscape, Standard Shaped Lot		

<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>	\$ 375
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Remote for garage		

Stunning 3-Bedroom End Unit Townhouse in Harvest Hills & Prime Location & Modern Upgrades Welcome to this beautifully upgraded END UNIT(\$10,000 more an end unit) townhome located in the sought-after community of Harvest Hills, offering 3 spacious bedrooms, a double attached garage, and a thoughtfully designed layout perfect for modern living. Upon entry, you're greeted with a versatile main-floor office space and a convenient laundry area, ideal for remote work or home organization. The sun-filled second level boasts an impressive open-concept design, centered around a chef-inspired kitchen. Featuring a large quartz island, sleek stainless steel appliances, modern backsplash, and trendy light fixtures, this space is perfect for entertaining or everyday culinary creations. The adjacent dining area opens to a private, covered patio&mdash;ideal for morning coffee, evening sunsets, or barbecuing with the built-in gas line. The spacious living room is bright and inviting, complemented by a stylish powder room for added convenience. Upstairs, the expansive primary retreat offers a true escape with its spa-like ensuite, complete with double vanities, a walk-in shower, and a large walk-in closet with built-ins and a window. Two large additional bedrooms and a modern 4-piece bath. Additional features include: Luxury wide plank flooring 9-foot ceilings Custom blinds Energy-efficient windows Chic, contemporary paint palette Set in The Terraces&mdash;a serene, well-connected community&mdash;you'll enjoy easy access to scenic bike paths, top-rated schools, T&T Supermarket, restaurants, golf courses, and the VIVO Recreation Centre. Quick connections to Deerfoot and Stoney Trails, and only minutes to the airport, make this location unbeatable. This home is a true gem&mdash;offering modern elegance, thoughtful upgrades,

and a lifestyle of convenience. Don't miss your chance to make it yours!