

**322 Harvest Hills Way NE**  
**Calgary, Alberta**

**MLS # A2303241**



**\$499,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,644 sq.ft.	<b>Age:</b>	2019 (7 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>	Back Lane, Street Lighting		

<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>	\$ 383
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-G d80
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

Discover modern comfort, style, and functionality in this bright and spacious 3-storey townhouse in the heart of Harvest Hills. Built by Cedarglen Living, this exceptionally well-maintained, move-in-ready home offers over 1600 sq. ft. of thoughtfully designed living space, perfect for today's lifestyle. Step inside to a welcoming entrance level featuring a versatile flex room ideal for a home office, gym, or study and a dedicated laundry area with side-by-side machines providing functionality for families, guests, or work-from-home flexibility. This level also provides access to the double attached side-by-side garage, offering both convenience and additional storage. The second level showcases a seamless open-concept design enhanced by 9-foot ceilings and durable luxury vinyl plank flooring throughout. The bright, east-facing kitchen is a standout, featuring full-height cabinetry, quartz countertops, stainless steel appliances, and a central island—perfect for both everyday living and entertaining. The spacious dining and living areas flow effortlessly to a private balcony with a BBQ gas line, creating the ideal indoor-outdoor experience. A convenient 2-piece bathroom completes this level. Enjoy year-round comfort with the added benefit of central cooling. Upstairs, this home continues to impress with a generous primary retreat offering a walk-in closet and a 4-piece ensuite complete with double vanity and quartz finishes. Two additional well-sized bedrooms and a full 4-piece bathroom completes this level. This vibrant community offers exceptional amenities including scenic walking paths, green spaces, ponds, and unique features like a community with rentable garden beds, as well as pickleball and basketball courts. Ideally located with quick access to Deerfoot Trail and Stoney Trail, and close to everyday conveniences such as T&T Supermarket, Sobeys,

Superstore, Canadian Tire, Home Depot, Landmark Cinemas, schools (both CSSD and CBE) and restaurants. Offering a low-maintenance lifestyle with all living space above grade, this premium-spec home truly checks all the boxes.