

**508 Harvest Grove Walk NE**  
**Calgary, Alberta**

**MLS # A2314757**



**\$499,999**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,704 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular 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>	\$ 396
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-G d80
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Window Coverings, Smart Security System

Discover comfortable and convenient living in The Terrace in the community of Harvest Hills. Ideally located just minutes from the AIRPORT, DEERFOOT TRAIL, and STONEY TRAIL, this beautifully maintained townhome offers the perfect blend of comfort, convenience, and style. Featuring 3 BEDROOMS, a DEN, and 2.5 BATHROOMS, the bright OPEN-CONCEPT layout is designed for modern living, and the unit includes AIR CONDITIONING and a DOUBLE ATTACHED GARAGE. The spacious kitchen features a LARGE ISLAND, QUARTZ COUNTERTOPS, stylish backsplash, ample cabinetry, and a generous dining area perfect for entertaining or everyday living. The PRIMARY BEDROOM includes a WALK-IN CLOSET and private ENSUITE with DOUBLE VANITIES. This home faces a beautiful ORCHARD and GREEN SPACE, offering peaceful views of lush trees and seasonal blooms. Enjoy nearby amenities including WALKING AND BIKING PATHS, a POND, TENNIS COURTS, SHOPPING, PLAYGROUND, a nearby GOLF COURSE, and excellent access to SCHOOLS. Don't miss your opportunity to own in this sought-after community. Book your showing today!