

402, 300 Harvest Hills Place NE
Calgary, Alberta

MLS # A2346061

\$339,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	973 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Top floor, corner unit, and a wraparound balcony big enough for a BBQ and all of your patio furniture. The balcony is what gets people through the door, but it's only half of what makes this unit hard to leave. Built by Cedarglen Homes at The Rise at The Parks of Harvest Hills, this 2-bed, 2-bath offers 973 sq ft on the building's top floor. Step inside and you'll notice it right away. With windows on two sides, natural light reaches further into this unit than most. The foyer opens into the main living space, where the living room, dining area, and kitchen flow together as one, with luxury vinyl plank throughout and a ceiling fan keeping air moving. The kitchen features quartz countertops, an undermount sink, a subway tile backsplash, light wood-grain cabinetry, stainless steel appliances, and a pantry to keep everything in its place. The peninsula doubles as a breakfast bar, so whoever's cooking never leaves the conversation. Patio doors open onto the wraparound balcony, and this is where the home really grows. Stretching along the north and east sides, it has room for a BBQ, a table, and lounge furniture, with a gas line already in place. You get the morning sun without the afternoon heat beating down on you, which makes summer evenings outside genuinely comfortable. Back inside, the primary bedroom sits on its own side of the unit, with cozy carpet and room for a king-sized bed. The 4pc ensuite features quartz countertops and double sinks, alongside a large walk-in closet. Across the unit, the second bedroom has luxury vinyl plank and is currently set up as a yoga studio, but works just as well as a home office or guest room. It sits next to a second 4pc bathroom with quartz countertops, so whoever's staying with you gets their own space too. That's the other half of the story. Being on the top floor means no one living above you, and no footsteps or furniture moving

overhead. Add the extra windows of a corner unit, and it's a more private, brighter way to live in a condo. At the front of the unit, in-suite laundry with a full-sized washer and dryer is tucked into its own closet, and a large front closet takes care of the coats and shoes that usually pile up by the door. Titled underground parking and secure bike storage are included, and your condo fee covers heat, water, and sewer, so those won't show up as separate bills. Outside, T&T Supermarket, Superstore, Sobeys, Canadian Tire, Home Depot, and Shoppers Drug Mart are all within easy reach, along with the VIVO Rec Centre and North Pointe transit hub. Deerfoot and Stoney Trail make for quick trips downtown or to the airport, and community ponds and walking paths give you plenty of reasons to step outside. This one won't need a second showing to win you over. Come see it for yourself.