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204, 300 Harvest Hills Place NE Calgary, Alberta

MLS # A2350621

$449,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,169 sq.ft.	**Age:**	2020 (6 yrs old)
Beds:	3	**Baths:**	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 681
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage		

Inclusions: N/A

Welcome to The Rise in Harvest Hills, where a rare three-bedroom floor plan, an exceptional location within the building and a spacious 15-foot balcony come together in a home that offers both style and practicality. Tucked away on the quiet side of the building and overlooking the beautifully manicured courtyard, this bright and inviting condo enjoys a peaceful setting while keeping you close to everything you need. Inside, 9-foot ceilings and chic flooring enhance the open, airy feel of the main living space. The kitchen is designed for both everyday living and entertaining, with quartz countertops, stainless steel appliances, plenty of cabinetry, a large walk-in pantry and an oversized breakfast bar that naturally becomes the gathering place of the home. The spacious living area opens directly onto the southeast-facing balcony, offering 15 feet of outdoor living space with lovely courtyard views and a BBQ gas line, perfect for morning coffee, summer dinners or simply enjoying the sunshine. The primary bedroom is generously sized and overlooks the courtyard, creating a calm retreat at the end of the day. The walk-in closet features built-in organizers, while the ensuite offers a double vanity and modern glass-enclosed shower. Two additional bedrooms are a rare find in condo living and provide plenty of flexibility for family, guests, a home office or hobby space. A second full bathroom and an exceptionally spacious laundry room with a full-size washer and dryer add to the functionality of the home. Thoughtful extras include a rough-in for air conditioning, titled heated underground parking, secure bike storage and an assigned storage locker conveniently located on the first floor. There is also plenty of monitored visitor parking for guests. The location adds another layer of convenience, with an excellent selection of shopping, services and recreation just minutes away. T&T

Supermarket, Superstore, Sobeys, Canadian Tire, Home Depot and Shoppers Drug Mart are all nearby, along with the VIVO Recreation Centre and North Pointe transit hub. Easy connections to Deerfoot and Stoney Trail make commuting downtown, heading to the airport or getting around Calgary simple. Closer to home, the community’s ponds, pathways and green spaces provide plenty of opportunity to walk, unwind and enjoy the outdoors. With three bedrooms, a peaceful setting, generous outdoor space and a long list of practical extras, this is a condo that offers considerably more than the typical apartment-style home!

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