

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

MLS # A2296452



\$525,000

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,753 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Interior		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-G d80
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: N/A

Welcome to this beautifully designed townhome in the highly sought-after community of Harvest Hills. Offering thoughtful layout, elegant finishes, and an exceptional location with serene pond views. Built with premium features from the builder, this home showcases quality and style from the moment you walk in. You're greeted by a spacious office/den—perfect for working from home or creating a quiet retreat. The second level features a bright, south-facing living room overlooking the pond, filled with natural light and designed for both relaxation and entertaining. From the living room, step out onto your spacious patio, perfectly positioned to take in the tranquil pond views. Complete with a gas line for your BBQ, this outdoor space is ideal for summer entertaining, morning coffee, or simply unwinding in nature's backdrop. The gourmet kitchen flows seamlessly from the living area, complete with stainless steel appliances, a gas range, a stunning waterfall island, and a spacious dining area ideal for hosting family and friends. A convenient 2-piece powder room completes this level. Upstairs, you'll find a gorgeous primary bedroom retreat with a beautifully appointed 4-piece ensuite, featuring a double vanity at an accessible height and a large walk-in closet. Two additional generously sized bedrooms, a second well-appointed 4-piece bathroom, and a convenient upper-floor laundry room provide excellent functionality for families or guests. Additional highlights include a double attached garage with an electric heater, panel LED lighting in the garage, central air conditioning, and a Culligan water softener, enhancing comfort and convenience throughout the home. Located close to Harvest Hills Crossing and Country Hills Town Centre, you have shopping, groceries, restaurants, services, and everyday conveniences just minutes away. Quality

schools are nearby including Ascension of Our Lord School, Northern Lights School, and Notre Dame High School, making this community ideal for families. With easy access to major routes like Stoney Trail and Deerfoot Trail, commuting across Calgary is quick and convenient. Enjoy a scenic walking path that wraps around the pond, right outside your front door, perfect for morning strolls, evening walks, or jogging. Harvest Hills is known for its family-friendly atmosphere, peaceful lakes, and abundant green space. Offering lifestyle, location, and convenience all in one. A rare opportunity to own a pond-facing townhome with seamless indoor-outdoor flow in one of Calgary's most desirable north communities, book your showing today!