



# 404 Harvest Grove Walk Calgary Alberta

\$520,000

3 BEDS + DEN, 2.5 BATHS INCLUDING ENSUITE, 1600+ SQFT WITH DOUBLE ATTACHED GARAGE, EXTENSIVELY UPGRADED with CENTRAL AIR CONDITIONING, LOW CONDO FEE! The current owners have meticulously maintained the home creating a warm and inviting atmosphere making it truly move-in ready! On the main level, a spacious flex room with a large window offers the perfect space for a home office or cozy den, complemented by a convenient mudroom leading to the double attached garage and a laundry room with side-by-side washer and dryer plus plenty of storage to keep things tidy. The open-concept second level is designed for both relaxation and entertaining, featuring a bright and spacious living area and a chef's kitchen complete with quartz countertops, a modern backsplash, an extra large centre island with an eating bar, stainless steel appliances, ample cabinetry and pantry storage. The adjacent dining area opens onto a private balcony, ideal for enjoying morning coffee, evening sunsets, or gatherings with friends. A sleek powder room completes this level. Upstairs, the primary suite offers a true retreat with a spacious walk-in closet and a spa-like ensuite featuring a double vanity and walk-in shower. Two additional bedrooms and a stylish 4-piece bath provide comfort and flexibility for family or guests. This home also features luxury vinyl plank flooring, soaring 9-foot ceilings, custom blinds, energy-efficient windows, and elegant lighting throughout offering a harmonious blend of comfort and modern living, enhanced by its prime location. Nestled in the serene community of "The Terrace" in Harvest Hills, it is minutes from a range of amenities, including restaurants, the VIVO recreation center, grocery stores, T&T Supermarket, schools, and golf courses, with quick access to Deerfoot Trail for easy commute to the airport, to the north, downtown, south or beyond. This townhome i...

2pc Bathroom 5.42 Ft x 4.58 Ft  
 Dining room 10.00 Ft x 8.33 Ft  
 Kitchen 13.50 Ft x 14.67 Ft  
 Living room 19.08 Ft x 13.17 Ft  
 4pc Bathroom 10.08 Ft x 4.83 Ft  
 4pc Bathroom 11.33 Ft x 4.83 Ft

Bedroom 10.17 Ft x 13.00 Ft  
 Bedroom 8.42 Ft x 9.08 Ft  
 Primary Bedroom 15.08 Ft x 12.58 Ft  
 Den 8.17 Ft x 7.25 Ft  
 Laundry room 6.58 Ft x 6.00 Ft  
 Furnace 8.25 Ft x 3.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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