



## 404 Harvest Grove 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 1.65 M x 1.40 M

Dining room 3.05 M x 2.54 M

Kitchen 4.12 M x 4.47 M

Living room 5.82 M x 4.01 M

4pc Bathroom 3.07 M x 1.47 M

4pc Bathroom 3.45 M x 1.47 M

Bedroom 3.10 M x 3.96 M

Bedroom 2.57 M x 2.77 M

Primary Bedroom 4.60 M x 3.83 M

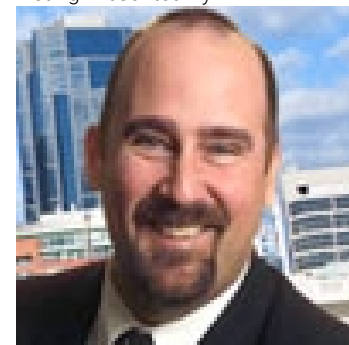
Den 2.49 M x 2.21 M

Laundry room 2.01 M x 1.83 M

Furnace 2.52 M x 1.14 M

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

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca