

**402 Harvest Grove NE
Calgary, Alberta**

MLS # A2214818



\$535,000

Division:	Harvest Hills		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,826 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Remote for garage		

Stunning 3-Bedroom End Unit Townhouse in Harvest Hills & Prime Location & Modern Upgrades Welcome to this beautifully upgraded END UNIT townhome located in the sought-after community of Harvest Hills, offering 3 spacious bedrooms, a double attached garage, and a thoughtfully designed layout perfect for modern living. Upon entry, you're greeted with a versatile main-floor office space and a convenient laundry area, ideal for remote work or home organization. The sun-filled second level boasts an impressive open-concept design, centered around a chef-inspired kitchen. Featuring a large quartz island, sleek stainless steel appliances, modern backsplash, and trendy light fixtures, this space is perfect for entertaining or everyday culinary creations. The adjacent dining area opens to a private, covered patio—ideal for morning coffee, evening sunsets, or barbecuing with the built-in gas line. The spacious living room is bright and inviting, complemented by a stylish powder room for added convenience. Upstairs, the expansive primary retreat offers a true escape with its spa-like ensuite, complete with double vanities, a walk-in shower, and a large walk-in closet with built-ins and a window. Two large additional bedrooms and a modern 4-piece bath. Additional features include: Luxury wide plank flooring 9-foot ceilings Custom blinds Energy-efficient windows Chic, contemporary paint palette Set in The Terraces—a serene, well-connected community—you'll enjoy easy access to scenic bike paths, top-rated schools, T&T Supermarket, restaurants, golf courses, and the VIVO Recreation Centre. Quick connections to Deerfoot and Stoney Trails, and only minutes to the airport, make this location unbeatable. This home is a true gem—offering modern elegance, thoughtful upgrades, and a lifestyle of

convenience. Don't miss your chance to make it yours!