

308, 300 Harvest Hills Place NE
Calgary, Alberta

MLS # A2201988



\$329,995

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	697 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 396
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows

Inclusions: None

Within the modern & stylish RISE condo complex built by award winning builder, Cedarglen Living, this immaculate South facing, 2 bedroom + 2 full bath, 3rd floor unit is sure to impress with its smartly designed layout that maximizes the space provided & emphasizes functionality. As you step in, the gourmet kitchen welcomes you with plenty of tall shaker cabinets & counter space, a generous island with a built-in full length wrap-around breakfast bar (perfect for dining purposes), full size stainless steel appliances, quartz countertops (in the bathrooms also), & a useful pantry. Nearby, the inviting general living area is ideal for entertaining & relaxing, which pairs nicely with the covered balcony (w/ BBQ gas line) that looks down on the lovely manicured courtyard & into the distance from the side. Feel comfortable & rejuvenated having tall ' ceilings complimented by plenty of natural light from the sunny South exposure & the chic light colour palette throughout. The well sized master bedroom will pamper you with a full 4 piece ensuite as the 2nd bedroom – also perfect for a work space or your other hobbies, extra 4 piece bathroom, & laundry/storage room complete the package. Important features include; luxury vinyl plank & tiled flooring throughout main living areas & bathrooms, rough-in for air conditioning, surface parking stall (close to the lobby), & all blinds/drapes already done. Beyond the home, make use of the bike storage in the building while you enjoy having the park & ride transit bus loop, green spaces, schools, & the comprehensive amenities of Country Hills and Harvest Hills Crossing shopping areas (which includes movie theatre/Vivo rec centre/library/T&T supermarket just to name a few) all nearby with quick access to Stoney Tr, Country Hills Blvd, & Deerfoot Tr. With so much to offer inside & out, come view this wonderful & well balanced condo today!