

116 Harvest Lake Crescent NE Calgary, AB T3K 3Y8

Residential

Active

A1045189

DOM: 0

LP: \$519,000.00

OP: \$519,000.00

PD:



Class: Detached

County: Calgary

Type: House

Levels: Two

Year Built: 1996

LINC#: [0015738628](#)

Arch Style:

Possession: Immediate, Negotiable

Lot Dim:

Front Length: 14.60M 47` 11"

Legal Pln: 9012142 **Blk:** 2

Land Use: R-C1

Title to Lnd: Fee Simple

Disclosures: No Disclosure

Restrict: None Known

Area: Calgary

Zone: CAL Zone N

Community: Harvest Hills

Ttl Beds: 4

F/H Bth: 3/1

LP/SF: \$287.97

Suite: No

Lot Size: 5855 SqFt

Lot Depth: 0.00 M 0'

Lot: 44 **Condo:** No

Tax Amt/Yr: \$3,765.00/2020

Loc Imp Amt:

Front Exp:

Recent Change: **10/30/2020 : NEW**

Public Remarks: Right in the heart of Harvest Hills Estates situated on a quiet street, this 2800 square foot fully developed 2 Storey home with 4 bedroom / 4 bathroom offers everything you could ask for. This is where your search ends and the next exciting chapter of your life begins! The main floor kitchen was recently remodeled with many extras for the Chef in the Family and this home was thoughtfully designed and updated throughout the years. Lower Level has been thoughtfully planned and completed. Welcome extended family with 1 bedroom, 4pc. Bath or use as the ultimate family gathering space with movie area. Upstairs, enjoy a real master retreat with a Jacuzzi tub, electric heated floors, tile shower including thermostatic shower head with dual vanity. Outside, fully landscaped with a completely rebuilt Deck with cedar boards and fir beams, and a cozy fireplace area. Garage is insulated and heated with a doorway to the side yard with a dog run. This is the home you've been waiting for and the time is now. Stop looking for the best value money can buy because you just found it! Come see it today! IMPROVEMENTS: Kitchen fully renovated with new cabinets granite and appliances in 2016, Deck completely rebuilt with Cedar boards and Fir beams in 2014 and Patio Fireplace area landscaped in 2017, Master Bathroom fully renovated with electric heated floor tile shower including thermostatic shower head dual vanity and jacuzzi tub in 2019, Interior doors and baseboards replaced in 2018, Roof Maintenance Program – pine shakes every 3 years last done in 2019 with 5 year warranty on repair and replaced vent cover, Garage Door replaced in 2019 and was insulated with heater installed with doorway to rear for dog run added from 2014-2017, Basement bedroom window in 2012, Windows all replaced from 2012-2015, Fireplace mantle and tile updated in 2016, All Bathrooms toilets upgraded with energy efficient toilets in 2018, Main floor and Basement bathroom cabinets updated in 2018, Water heater replaced in 2014 and AC installed in 2006.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Blw Grade: 93	Mtr2	997	SqFt
EnSt Bth:	1	0	2	0	0	Rms Abv: 8	Total AG: 167	Mtr2	1,802	SqFt
Garage Dim:	20`6" x 20`4"									

Property Information

Basement:	Finished, Full	Lndry Feat:	Laundry Room, Main Level
Heating:	Forced Air	Cooling:	None
Construction:	Stucco, Wood Frame	Fireplaces:	2/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Tile
Exterior Feat:	Dog Run, Fire Pit	Fencing:	Fenced
Roof Type:	Pine Shake	Balcony:	Deck
Parking:	Double Garage Attached		
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Comm Feature:	Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby		
Lot Features:	Back Yard, Dog Run Fenced In, Lawn, Landscaped		
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings		
Other Equip:	None		
Goods Exclude:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).