

**104, 200 Harvest Hills Place NE**  
**Calgary, Alberta**

**MLS # A2178190**



**\$325,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	673 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Enclosed, Guest, Heated Garage, See Remarks, Stall, Tit		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

**Inclusions:** Long shelving unit on wall, Shelving unit left of sliding balcony door, Hooks in bathroom, Custom Media Center, Custom Computer Desk.

**OPEN HOUSE THIS SATURDAY, NOVEMBER 23 11:00AM-1:00PM.** Welcome to The Rise at the Parks of Harvest Hills! Built by Cedarglen Homes, this immaculate property with 2 bedrooms and 1 bathroom features 2 TITLED PARKING STALLS (1 indoor & 1 outdoor) as well as an additional storage locker. Featuring 9&rsquo; ceilings, a modern, contemporary design with premium Harmony Coquihalla Canyon vinyl plank flooring, crisp white shaker-style cabinets, sleek New Verona engineered stone countertops and a kitchen featuring a spacious island as well as a suite of stainless appliances. Both the bathroom and laundry area are finished with Ceratec 13 x 13 Capri White floor tile. With no shortage of storage, this unit features an additional custom built-in entertainment center as well as custom built-in desk/workspace. Chill on the private outdoor balcony with natural gas hook up for your BBQ. This beautifully landscaped complex is just a 10-minute drive from the airport and provides easy access to Deerfoot and Stoney Trail. Close to all major amenities such as restaurants, local shops, landmark cinema, parks, playgrounds, tennis courts, and schools. Don't miss out ion this exceptional opportunity!