

101, 360 Harvest Hills Way NE
Calgary, Alberta

MLS # A2200761



\$469,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,273 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this wonderful LARGEST three-bedroom corner unit in Pinnacle Harvest Hills. Built in 2022. 1272 SQF of modern spacious living spaces, complemented by 2 full baths and a delightful HUGE balcony. As you enter the suite, you'll be embraced by its open-concept layout, fostering a seamless flow between the living, dining, and kitchen areas -ideal for both entertaining and daily life. The 9-foot ceilings enhance the sense of space, bathed in abundant natural light with extra & large windows throughout. Upgraded laminate flooring throughout the house that exudes a modern charm. Spandex knockdown ceiling. Culinary adventures await in the functional kitchen, equipped with a HUGE kitchen island, quartz countertop, stainless steel appliances, ample cabinet space and large breakfast bar that seated for 5-6 people. The dinning nook opens to the HUGE patio with gas line hook up for BBQ, the perfect setting for a joyful morning coffee or sunny BBQ gatherings with friends and family. The primary bedroom features a walk-in closet and a 4-piece ensuite bath, also adorned with an upgraded quartz countertop. The additional two other bedrooms, strategically positioned on the same sides of the living areas, each offer access to the main full bathroom, ensuring utmost convenience. Beyond these comforts, the central AIR CONDITIONING will keep you cool in any hot summer days. This unit includes an in-suite laundry room, one underground titled parking stall, an assigned storage locker room, and a large locker room for bikes storage. Its excellent location is a stone's throw from all amenities, within short distance to transit, shopping mall, banks, restaurants, school, walking paths & green space. A mere few minutes' drive will take you to all major road and airport. This is truly one of the nicest & largest unit in the building, and it is

Exceptional well kept and proud of ownership.