

Agents:

# REAL PHANEUF

Status: **Active**  
Occupancy: **Seller**  
Type: **MLS**  
Lock Box: **Leni**  
Apptmnt: **Realtor**

**Royal LePage Foothills**  
**Bus: 685-2413**  
[www.calgaryconnection.com](http://www.calgaryconnection.com)  
mail: [rphaneuf@rlfoothills.com](mailto:rphaneuf@rlfoothills.com)

Rooms: **8**  
Bedrooms: **3**  
Bathrooms: **2-4Pc, 1-2 Pc**  
Taxes: **(09) \$2100**  
Possession: **Jan. 5, 2010**

Address:

**128 Harvest Park Rd. N.E.**

District: **Harvest Hills**  
Number: **A514**  
Plan **9310479** Block **20** Lot **35**

Home Size: <b>1758 sq. ft.</b> <b>163 sq. m.</b>	Floor Finish: <i>Hardwood, Carpet, Lino</i>	Price: <b>\$399,000</b>
Age: <b>1996</b>	Heat: <i>1-Forced Air</i>	Dwnpmt: <b>\$399,000</b>
Lot: <b>R-C1</b>	Landscaped: <i>Fully</i>	Mortgage: <b>Treat as Clear</b>
Style: <b>2-Storey</b>	Fenced: <i>Yes</i>	Interest: <b>Title</b>
Parking: <b>Dble Attached</b>	Fireplace: <i>2-Gas</i>	Matures:
Ext. Finish: <b>Vinyl</b>	Basement: <i>Fully Finished</i>	L.I.:

Dining Room: (M) 13' x 9'	Bedroom: (U) 11'3" x 8'10"
Living Room: (M) 13' x 13'	Bonus Room: (U) 17' x 12'6"
Kitchen: (M) 11' x 10'	Rec. Room: (L) 27' x 10'6"
Kitchen Nook: (M) 11' x 8'	
Master Bedroom: (U) 13' x 14'	Bathrooms: 4 piece en-suite, 4 piece upper, 2piece main
Bedroom: (U) 10' x 7'10"	

Included in Price: Fridge, Stove, Built-in Dishwasher, All Window Coverings and Attachments, Garage Door Opener and Two controls, 2 Ceiling Fans, Shed, Central Vacuum System and Attachments, Power Head, Hood Fan, 2 T.V. Mounts

Excluded: Playground Equipment, Curtains in children's bedrooms

**Highlights & Special Features:** *Whisper quiet street! The children can safely walk to the nearby school and a home offering a fantastic plan. The effective design allows you to enjoy spacious open rooms throughout the home. The windows are large and numerous allowing lots of natural light to flow into the home. The lower level has also been developed for extra living area. The home has a spacious more formal flex/dining room, a fabulous open kitchen with sparkling white appliances. The large family room is nearby and features a gas fireplace and large windows on both sides. This home is graced by vaulted ceilings and second fireplace in the bonus room. The spacious upper master bedroom has a four-piece en-suite and a walk-in closet. Two additional bedrooms and the main bath are generously proportioned. The rear yard is highlighted with a deck measuring 16 x 16, a chain-linked fence dog-run; and ample room left over for the children to play. The well established community of Harvest Hills, offers nearby schools and is a short drive to major thoroughfares and major shopping centres. To view a virtual tour, further information and additional pictures go to: [www.calgaryconnection.com](http://www.calgaryconnection.com) or contact Real Phaneuf at 249-4322.*