

\$388,000 - 205 Harvest Hills Road, Stavelly

MLS® #A2094866

\$388,000

3 Bedroom, 3.00 Bathroom, 955 sqft

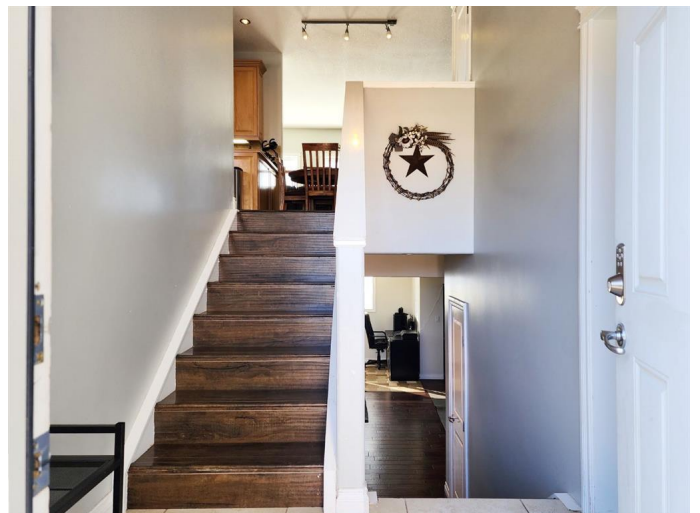
Residential on 0.21 Acres

NONE, Stavelly, Alberta

Step into a haven where efficiency meets elegance. This residence culminating in a total of 1856.15 square feet of livable space, transcends the conventional concept of a home; it stands as a testament to meticulous design and contemporary living. With a focus on energy efficiency, the entire structure is crafted from logix foam block, providing insulation from the very foundations to the peaks of the roof trusses. The heightened R-50 insulation in the roof attic, along with Jeld Wen windows, ensures a living space that is not only comfortable but also environmentally conscious.

This abode unfolds into a harmonious space with one bedroom on the upper level and two generously sized bedrooms on the lower level. The design is both intuitive and spacious, boasting two distinct living areas and three baths. Each element is carefully curated to enhance the overall living experience, creating an environment where every nook and cranny serves a purpose.

The main floor unfolds with an open-concept floor plan, a sunken living room, and a primary bedroom featuring a spacious four-piece ensuite with built-in storage in the closet. The kitchen features maple cupboards, laminate counters, and LED pot lighting that dances across the space. Engineered hardwood floors add a touch of sophistication, while the bathrooms and entryway boast the luxury of elegant granite tiles. The Convenience is key with the laundry room on the main floor,



equipped with built-in shelves. The hydronic heating system, with in-floor heating in the basement and garage, ensures customizable comfort, with each room serving as its own zone. An air exchanger, connected to the boiler, provides forced air heating on the main floor.

The double garage is a haven in itself, with 16-foot ceilings, a storage loft, and heated flooring. Accessible through exterior man doors or the foyer, it seamlessly blends functionality and style. The outdoor space is equally enticing, featuring an 11â€™x11â€™ Lifetime yard shed, a pressure-treated deck , a play structure area, and a 15â€™x15â€™ patio with a firepitâ€”all designed for a lifetime of memories. Roof and eavestroughs were refreshed in the summer of 2021, and the Buderus Boiler was replaced in 2016/17. Technological integration is seamless, with a Google Nest thermostat, exterior camera system, doorbell camera, and fire alarm providing security and convenience. The wood deck accessible from the master bedroom or back door has a gas hook-up for added convenience. The home boasts endless storage, and newly planted trees and bushes in 2021. It's not just a home; it's a curated experience where every detail tells a story of comfort, efficiency, and timeless charm.

Built in 2008

Essential Information

MLS® #	A2094866
Price	\$388,000
Sold Price	\$369,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	955
Acres	0.21
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	205 Harvest Hills Road
Subdivision	NONE
City	Stavely
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1Z0

Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Driveway

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Smart Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	November 23rd, 2023
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Date Sold	January 13th, 2024
Days on Market	51
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)

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