



**GRASSROOTS**  
REALTY GROUP

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**98 HARVEST GROVE Close NE**  
**Calgary, Alberta**

**MLS # A2228205**



**\$648,888**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** none

Located on a large pie-shaped lot in a quiet cul-de-sac in Harvest Hills, this bright home offers an open floor plan with good woodwork, designer tones, and a sunny oak kitchen with a feature fireplace. Patio doors lead to a newly painted deck and firepit area. The main floor includes laundry and a 2-piece bath. Upstairs, the bonus room overlooks green space and the Harvest Hills path system—a network of trails connecting parks, the lake, and natural areas. The primary suite features a 4-piece ensuite with a soaker tub and separate shower. Two more bedrooms share a full bath. The finished basement includes a dry bar, perfect for entertaining. Enjoy the benefit from nearby schools, shopping, and quick access to Deerfoot Trail, downtown, and the airport. Newer paint and new flooring throughout the main floor. Great value!