



GRASSROOTS
REALTY GROUP

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196 Harvest Park Way NE
Calgary, Alberta

MLS # A2230909



\$629,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)		

Inclusions: Exterior Planter

****Open House: Saturday August 16 from 1pm - 3pm**** Welcome to Your Next Family Home in the Heart of Harvest Hills Step into comfort and convenience with this beautifully maintained two-storey home, perfectly located BACKING ONTO PEACEFUL GREEN SPACE. Take the walking path right from your back door to the Harvest Hills Park with outdoor rink or the K-9 School. As you enter, you're welcomed by a warm and inviting foyer that seamlessly transitions into an open-concept kitchen, dining, and living area. This layout is designed for effortless entertaining and day-to-day living. The kitchen features generous counter and cabinet space, an updated fridge and stove, and a large walk-in pantry—perfect for storing all your cooking essentials. Step outside to a private WEST FACING backyard retreat that opens onto a quiet and serene greenspace. A large wooden deck and plenty of lawn space, it's an ideal setting for summer barbecues, playdates, or simply relaxing outdoors in total privacy. THE CORNER LOT offers ample parking and lots of sunlight. Upstairs, you'll find two generously sized secondary bedrooms and a well-appointed 4-piece bathroom. The highlight of the upper level is the primary suite—a true sanctuary with VAULTED CEILINGS, expansive windows that flood the room with natural light, a 3-piece ensuite, and a walk-in closet offering plenty of storage. The developed basement adds another layer of versatility, offering ample room for a home office, gym, games area, or additional family space. There's also plenty of extra storage to help keep everything organized. ENJOY THE NEWER AIR CONDITIONING UNIT this summer and don't forget the NEW FURNACE as well. Situated in the highly desirable, family-oriented community of Harvest Hills, this home places you just minutes from NOTRE DOME HIGH SCHOOL,

restaurants, shopping centers, HOME DEPOT, grocery stores, and entertainment options such as LANDMARK MOVIE THEATRE. With quick access to Deerfoot Trail, commuting across the city is a breeze. This is a rare opportunity to settle into a welcoming neighborhood where everything your family needs is within easy reach. Don't miss your chance—schedule your private showing today and make this Harvest Hills gem your new home!