



**GRASSROOTS**  
REALTY GROUP

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**68 Harvest Oak Way NE**  
**Calgary, Alberta**

**MLS # A2231872**



**\$739,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Call seller directly

Click brochure link for more details. Welcome to one of the largest bi-level homes in sought-after Harvest Hills! This beautifully maintained corner property offers unbeatable convenience with everything you need just a short walk away, plus a bus stop right beside the house for easy commuting including direct access to the airport. Enjoy the oversized double attached garage along with abundant street and alley parking, making it perfect for families or entertaining guests. The main level features vaulted ceilings and an open-concept living area centered around a stunning oak feature wall with a cozy wood-burning fireplace and gas log lighter, one of two in the home. The spacious kitchen is a chef's delight, offering upgraded appliances, solid oak cabinetry, and generous counter space. The large primary bedroom includes a private 4-piece on-suite, while a second full bathroom serves the additional upstairs bedroom and open office, which can easily be converted into a third bedroom if desired. From the kitchen, step out onto a wide, partially covered deck that spans the width of the house, including a charming three-season sunroom perfect for relaxing in any weather. The fully finished lower level includes three more bedrooms, a 3-piece bathroom, laundry room, and a second living room with another wood-burning fireplace. This home stays cool year-round with a powerful central air conditioning system. Recent upgrades include: All new flooring (2022), New roof and rain gutters (2024). Outside, enjoy dual fountains in the front flower garden and a backyard oasis with fruit trees, berry bushes, and a large heated shed, ideal for hobbies or extra storage. With 2,600 sq. ft. of developed living space, this is a rare find in an incredible location. Don't miss your chance to call this Harvest Hills gem home!

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