



GRASSROOTS
REALTY GROUP

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264 harvest hills Drive NE
Calgary, Alberta

MLS # A2243711



\$640,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher , microwave, washer/dryer, AC unit, bsmnt leather sofas if needed

Welcome to this beautifully updated and well-maintained family home in the highly sought after community of Harvest Hills. Offering over 2400 sq. ft. of developed living space, this spacious 2-storey features a functional layout designed for comfort, convenience, and family living. With a brand-new roof and siding (2025), you'll enjoy lasting value and excellent curb appeal, with the AC unit for the hot summers. The upper level boasts three generous bedrooms, including a primary suite with a walk-in closet and private ensuite for your perfect retreat. A full bathroom and a bright bonus room provide extra space for a home office, playroom, or cozy lounge. On the main floor, you'll find an inviting living room with a gas fireplace, a bright dining area, and a newer kitchen with stainless steel appliances and ample cabinetry. Sliding doors lead out to a beautiful deck with a Pergola and fenced backyard perfect for summer gatherings. This level also includes main-floor laundry, a half bathroom, and direct access to the attached heated garage for added convenience. The fully finished basement extends your living space with a large rec room, two electric fireplaces, a full bathroom, and a versatile additional room that can serve as a fourth bedroom, guest suite, or home gym. Ample storage ensures everything has its place. With a total of 3.5 bathrooms, major updates, and a versatile floorplan, this home combines comfort, functionality, and style all in a family friendly neighborhood close to schools, parks, shopping, and major routes