



GRASSROOTS
REALTY GROUP

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47 Harvest Glen Rise NE
Calgary, Alberta

MLS # A2244707



\$600,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,204 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage		

Inclusions: N/A

Come home to this charming and thoughtfully updated three-level split, perfectly nestled on a quiet, family-friendly street in the heart of desirable Harvest Hills. This bright and inviting residence immediately captivates with its abundance of natural light streaming through brand-new, energy-efficient windows installed in 2025, ensuring comfort and peace of mind for years to come. Designed for modern living, this home boasts four generously proportioned bedrooms and 2.5 impeccably maintained bathrooms, offering ample space and privacy for every family member. The multi-level layout provides distinct living zones, creating an ideal flow for both everyday life and entertaining. Step outside to discover a beautifully manicured yard, an idyllic extension of your living space. The crowning jewel is the expansive west-facing deck — your private oasis for basking in the afternoon sun, enjoying dinner, or hosting unforgettable gatherings under Calgary’s renowned sunsets. A convenient double attached garage provides secure parking and additional storage solutions. Experience the perfect blend of peaceful suburban tranquility with unparalleled urban accessibility. This prime location offers convenient access to all local amenities, top-rated schools, lush parks, and major commuter routes, placing the best of Harvest Hills and Calgary at your fingertips. Immaculate and move-in ready, this home truly offers an exceptional lifestyle. New Windows and roof in 2025.