



**GRASSROOTS**  
REALTY GROUP

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## 52 Harvest Lake Villas NE Calgary, Alberta

**MLS # A2244867**



**\$535,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Low Maintenance Landscape, Rectangular Lot, Stre		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Laminate Counters, Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 515

**LLD:** -

**Zoning:** M-CG d30

**Utilities:** -

**Inclusions:** Pool Table

Open House: Saturday, August 2 from 1:00-3:00pm\*\*Rare Opportunity in Harvest Lake Villas!\*\* Villas in this sought-after community rarely come available—and this one is a gem. Nestled in a peaceful neighborhood near scenic walking paths, parks, and a tranquil pond, this beautifully maintained bungalow villa offers a seamless blend of comfort, convenience, and thoughtful updates. Step through elegant double glass French doors into the main floor den, bathed in sunshine from its west-facing bay windows—ideal for a home office, reading nook, or guest space. The kitchen exudes warmth with oak cabinetry, stainless steel appliances, a crisp white tile backsplash, and a built-in breakfast table. The adjacent dining area flows effortlessly into the cozy living room, complete with a gas fireplace and access to an expanded back deck—perfect for relaxing afternoons in the sun. Throughout the main level, you’ll find stunning newer maple hardwood floors and freshly painted walls in timeless neutral tones. The spacious primary suite features a walk-in closet and a luxurious 3-piece ensuite with a jetted tub. A full main-floor bath is perfectly situated for guests using the den, and main-floor laundry adds everyday ease. The fully finished basement offers a generous recreation room with a second gas fireplace, a large second bedroom with walk-in closet, a full bath, and ample storage. Recent upgrades include newer shingles, toilets, hardwood flooring, fridge, washer, dryer, and garage doors. With central A/C, a double attached garage, and close proximity to shopping, transit, the airport, and nature trails—this home delivers the best of low-maintenance villa living. --- Would you like help tailoring this for a listing description, brochure, or social media post? I’ve got plenty of ideas to help it shine wherever you showcase it.

