



GRASSROOTS
REALTY GROUP

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1104 Harvest Hills Drive NE
Calgary, Alberta

MLS # A2246400



\$599,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,461 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this lovingly cared-for home in pristine condition, offered for sale for the very first time by its original owner! Featuring a unique modified bi-level layout, this home has nearly 2,500 square feet of developed space and offers 4 bedrooms and 3 full bathrooms, making it an ideal fit for families. Upstairs, the private primary suite offers a peaceful space with a generous walk-in closet, a full ensuite, and the added convenience of upper-level laundry. On the main floor, you'll find two additional bedrooms, a second full bathroom, and a bright, open-concept living space with a cozy gas fireplace and beautiful vaulted ceilings. The kitchen and adjoining dining area offer ample room for hosting or family meals, with views that extend into the sun-soaked, south-facing backyard. Backing onto a green space, the outdoor setting is tranquil and private—perfect for summer barbecues or simply enjoying a peaceful moment. Situated on a desirable corner lot, the property enjoys extra natural light, additional yard space, and more privacy. The fully developed basement adds even more living space with a fourth bedroom, third full bathroom, and a flexible recreation or media area. Major upgrades have already been taken care of: new shingles, siding, furnace, humidifier, and hot water tank—all completed within the past year. The interior remains in its charming, original condition, presenting a fantastic opportunity for a new owner to modernize and customize to their personal taste. This is a rare chance to own a spacious, mechanically updated home in a beautiful location with endless potential. A true gem ready for its next chapter!