



GRASSROOTS
REALTY GROUP

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143 Harvest Glen Rise NE
Calgary, Alberta

MLS # A2255411



\$629,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,166 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Central vacuum "AS IS", Bar fridge in basement "AS IS"

**** Open House: Saturday, September 20, 2025 1:30pm – 4pm**.** Beautiful, bright and spacious developed WALKOUT bilevel with R-CG Zoning – possibility for 2-3 bedroom legal suite. Well located in quiet cu-de-sac. New roof and eavestrough 2025. Total 2292 sf living space ! (1166 sf on main and 1126 sf walkout basement). Move in ready! New paint and new flooring on main. All poly-B water supplies have been replaced with PEX (this is an expensive job), updated with building code, no more insurance headaches. No carpets throughout. Main floor with new VLP flooring and new paint completed in September 2025. Functional floorplan: Main floor with 3 bedrooms and two 4-pc. baths including an ensuite bath in master bedroom; large living/dining room with vaulted ceilings and large windows; spacious kitchen with patio doors to oversized deck. The double attached garage has a side door, a separate entry to house. No direct entry from garage to interior of house. WALKOUT basement development includes a large recreation area with brick facing fireplace which has potential of 2 more bedrooms with the large windows on both sides, there's an oversized laundry room with large windows and lots of closets for extra storage. There's another bedroom in the basement with large windows, wet bar, ensuite bath and door to backyard/garden. This property conveniently located within minutes commute to downtown , airport and shopping: TNT shopping, restaurants. Cross Iron Shopping. Easy access to University and major routes including Beddington Trail, Deerfoot Trail, Stoney Trail & Country Hills Blvd. Book your viewing today!