



GRASSROOTS
REALTY GROUP

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1042 Harvest Hills Drive NE
Calgary, Alberta

MLS # A2256653



\$559,900

| | | | |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| Division: | Harvest Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,501 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Attached, Insulated | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Few Trees, Landscaped, Reverse Pie Shaped Lot | | |

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|--------------------|------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Vaulted Ceiling(s) | | |

Inclusions: N/A

Corner Lot Home in Harvest Hills! Offering nearly 2,000 sq.ft. of total developed living space, this inviting home welcomes you through the front porch and into a bright foyer with soaring vaulted ceilings that extend into the spacious Living Room. With its “ceiling and cozy gas fireplace, this room feels open and airy, perfect for both everyday living and entertaining. The Living Room connects through a double door frame into the open Dining area and white Kitchen, designed with a practical layout, centre island and ample cabinets, and patio doors leading to the deck. Upstairs you’ll find three bedrooms, including the spacious Primary with a walk-in closet and cheater door to the 4-piece full bath. Two additional well-sized bedrooms complete this level. The basement adds to your living space with a large finished Rec Room and plenty of storage. Step outside to enjoy the fully fenced and landscaped south-east facing backyard, featuring a patio, mature trees, fire-pit, and convenient back-lane access. Additional comfort comes with central A/C, a newer roof (2022), and a double attached garage with a newer garage door. All of this in a prime location—steps to the bus stop and Harvest Hills Park, close to Harvest Hills Crossing and The District shopping centres, with quick access to Deerfoot Trail, Stoney Trail, Harvest Hills Boulevard, and Beddington Trail. A bright and comfortable home in a family-friendly community, ready to welcome its next owners.