



**GRASSROOTS**  
REALTY GROUP

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**196 Harvest Park Way NE**  
**Calgary, Alberta**

**MLS # A2258025**



**\$615,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)		

**Inclusions:** Exterior Planter

Welcome to 196 Harvest Park Way - you new forever home! This beautifully maintained two-storey home offers the perfect blend of comfort and convenience, ideally positioned on a private greenspace. A walking path from the backyard connects directly to Harvest Hills Park, where you can enjoy an outdoor skating rink in the winter or take a leisurely stroll to the nearby K&ndash;9 school. As you enter, you are greeted by a warm and inviting foyer that opens into a bright and spacious open-concept main floor. The kitchen, dining area, and living room flow seamlessly together, creating an ideal setting for both everyday living and entertaining. The kitchen features generous counter and cabinet space, an updated refrigerator and stove, and a large walk-in pantry that keeps all your cooking essentials neatly organized. The private west-facing backyard provides a peaceful retreat with direct access to the surrounding greenspace. A large wooden deck extends the living area outdoors, offering plenty of room for summer barbecues, children's playdates, or simply relaxing in a serene setting. The spacious lawn is framed by mature landscaping, and the corner lot location allows for ample parking and an abundance of natural light throughout the day. Upstairs, two generously sized secondary bedrooms share a well-appointed four-piece bathroom. The primary suite serves as a relaxing sanctuary, complete with vaulted ceilings, expansive windows that fill the room with natural light, a three-piece ensuite, and a walk-in closet offering plenty of storage space. The fully developed basement adds valuable versatility to the home, providing space for a home office, gym, games area, or additional family room. There is also abundant storage to keep the home tidy and organized. A newer air conditioning unit ensures comfort during the summer months, and a recently installed

furnace offers added peace of mind. This home is located in the highly desirable and family-friendly community of Harvest Hills. Residents enjoy proximity to Notre Dame High School, a variety of restaurants, shopping centers, Home Depot, grocery stores, and entertainment options such as Landmark Cinemas. With quick access to Deerfoot Trail, commuting to other parts of the city is simple and convenient. This property presents a rare opportunity to settle into a welcoming neighborhood where everything your family needs is within easy reach. Schedule your private showing today and experience all that this Harvest Hills gem has to offer!