



**GRASSROOTS**  
REALTY GROUP

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**9718 Harvest Hills Link NE**  
**Calgary, Alberta**

**MLS # A2258637**



**\$499,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,436 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Shed

Welcome to an incredible opportunity in the sought-after community of Harvest Hills! This charming 3-bedroom, 2.5-bathroom home offers nearly 1,500 sq. ft. of living space and is the perfect chance to get into this desirable area at an affordable price. In mostly original condition, this property is move-in ready yet offers endless potential for cosmetic updates and personal touches, allowing the new owner to create a home that perfectly reflects their style. This rare opportunity is ideal for first-time home buyers looking to build equity, investors seeking their next project, or those who see the value in customizing a space to their taste. The inviting curb appeal leaves a great first impression and a spacious and inviting foyer greets you to the sunny main level floor plan. The functional layout features the kitchen with ample cabinetry, a white appliance package, and plenty of counter space for meal preparation, this will be where your friends and family gather while entertaining. A large family room anchored by a cozy fireplace makes an excellent gathering space for family nights, while the adjoining dining room with sliding glass doors opens onto a fully landscaped backyard, perfect for summer barbecues, gardening, or letting your kids and pets roam safely. Completing the main level is the 2-piece powder room and convenient main floor laundry and mudroom. The upper level is designed for comfort, offering three generously sized bedrooms, including a primary suite with a private 3-piece ensuite and a stand-up shower. Two additional bedrooms and a 4-piece main bath provide space for children, guests, or a home office. The lower level is undeveloped, offering the flexibility to create additional living space, a rec room, gym, or storage area as your needs evolve. The backyard is fenced and landscaped with mature trees and established shrubs, offering privacy and a serene outdoor

retreat. Harvest Hills is known for its central location and strong sense of connection, with residents enjoying access to the picturesque Harvest Hills Lake, complete with walking paths and green space perfect for morning jogs, evening strolls, or weekend picnics. For families, there are excellent school options in both the public and Catholic systems. Commuters will appreciate quick access to Deerfoot Trail, Stoney Trail, and the Calgary International Airport, making travel throughout the city seamless. The community is minutes from Downtown Calgary, and major shopping destinations such as Country Hills Town Centre, Deerfoot City, and Harvest Hills Crossing, where you will find T&T Supermarket, restaurants, coffee shops, and daily conveniences. Recreation options abound with VIVO (formerly Cardel Place) offering a fitness centre, swimming pool, library, skating rinks, and year-round programs for all ages. With its unbeatable location, versatile floor plan, and potential to add value with updates, this home represents one of the best opportunities currently available in Harvest Hills.