



GRASSROOTS
REALTY GROUP

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246 Harvest Oak Rise NE
Calgary, Alberta

MLS # A2259767



\$689,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,014 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Insulated, RV Access/Park		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many T		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island		

Inclusions: Pool table and some furniture is negotiable

This meticulously maintained home is on the market for the first time. Recent exterior upgrades include new siding, shingles, and eaves (2025), plus durable metal cladding replacing all former wood. Inside, rich hardwood flooring spans the main level. Off the entryway, a spacious formal dining room offers versatility—ideal for hosting or a home office. A tucked-away half bath sits near the entrance to the attached double garage. The bright kitchen boasts abundant cupboard and counter space, newer stainless steel appliances, and flows into a living room with oversized windows overlooking the expansive rear deck and private, beautifully landscaped yard. Upstairs, a generous bonus room with a cozy gas fireplace provides a perfect place to relax. A few steps up, you'll find two well-sized bedrooms, a full 4-piece bathroom, and convenient upper-level laundry. The primary suite offers comfort and privacy, featuring a large walk-in closet and 4-piece ensuite with jetted soaker tub and separate shower. The finished basement is built for fun, with a large recreation area, pool table, and dry bar—plus a rough-in for a future bathroom. Major mechanical upgrades include full Poly-B plumbing removal (2021), and new furnace and hot water tank (2020). This move-in-ready home has been thoughtfully updated and is built for years of enjoyment.