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## 44 Harvest Park Road NE Calgary, Alberta

MLS # A2259775



\$679,000

Division: Harvest Hills Type: Residential/House Style: Bi-Level Size: 1,637 sq.ft. Age: 1995 (30 yrs old) **Beds:** Baths: Garage: **Double Garage Attached** Lot Size: 0.13 Acre Lot Feat: Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Street Lighting, Yard

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Laminate, Linoleum, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Stone, Vinyl Siding, Wood Frame R-CG Foundation: **Poured Concrete Utilities:** Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Vinyl Windows

Inclusions: TV Mounts, Stove Downstairs, Fridge Downstairs

Step into this spacious and inviting bi-level home in Harvest Hills, offering over 2,800 sq. ft. of living space with a thoughtfully designed layout that blends comfort and flexibility. The main floor greets you with a bright living room and a cozy family room with gas fireplace, centered around a functional kitchen and dining space ideal for family gatherings. The private primary suite features a walk-in closet and a convenient 3-piece ensuite, while two additional bedrooms and a full 4-piece bath complete the level. Downstairs, the fully developed lower level adds incredible versatility with a generous rec room anchored by a gas fireplace, a second full kitchen and dining space, two large bedrooms, and another full bathroom—perfect for extended family or guests. Outside, discover a backyard oasis with mature trees, manicured landscaping, and multiple deck areas designed for entertaining or relaxation. A unique cabin-style tea house/shed provides an extra getaway space to unwind, host, or pursue hobbies year-round. With a double attached garage, ample storage, and a quiet location close to schools, parks, shopping, and major routes like Deerfoot Trail, this home truly offers the best of both everyday living and special retreat-like charm. Whether you're looking for room to grow, space for multi-generational living, or a property that stands out with its one-of-a-kind backyard retreat, this Harvest Hills gem is move-in ready and waiting for its next chapter.