



**GRASSROOTS**  
REALTY GROUP

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**60 Harvest Hills Way NE**  
**Calgary, Alberta**

**MLS # A2278148**



**\$869,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,351 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to this thoughtfully crafted home in the desirable community of Harvest Hills, perfectly positioned on a CORNER LOT offering added privacy, great curb appeal, and abundant natural light. This beautifully upgraded 3-bedroom, 2.5-bathroom home features an open-concept main floor ideal for everyday living and entertaining. Highlights include ENGINEERED HARDWOOD FLOORS, soaring ceilings, oversized windows, WiFi-ready smart features, upgraded LED lighting, UPGRADE QUARTZ COUNTERTOPS, and sleek modern finishes throughout. The chef-inspired kitchen offers a main-level WALKTHROUGH PANTRY, GAS STOVE with industrial hood fan, extended cabinetry, and a large centre island perfect for hosting and meal prep. Upstairs, enjoy two generously sized bedrooms, a versatile family room with motorized window coverings, and a spacious primary retreat complete with a custom ensuite featuring a stand-in shower, soaker tub, and double vanity. All bathrooms include elongated toilets for added comfort. The unfinished basement features 9-foot ceilings, rough-in plumbing, a WATER SOFTENER, RADON MITIGATION SYSTEM, AIR CONDITIONING, and a TANKLESS HOT WATER SYSTEM, offering endless future potential. Outside, enjoy a FULLY FENCED YARD, oversized custom deck, and landscaped backyard. An EXTENDED DOUBLE CAR GARAGE with EV plug-in capability and durable HARDIE BOARD SIDING complete the home. Located minutes from parks, schools, Harvest Hills Lake, shopping, dining, and major roadways, this is a rare opportunity to own a highly upgraded home in a sought-after Calgary community.