



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

48 Harvest Park Road NE
Calgary, Alberta

MLS # A2282473



\$734,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,850 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Double Garage Detached, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Low Main		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Two garage furnaces, 3 yard sheds, alarm system, swing, gazebo		

Welcome home! This impressive 1850 sq ft two-storey family house has so much to offer. Car enthusiasts will appreciate the two heated double garages—perfect for both a hot rod and an SUV. 9000 lbs bend back two post lift in garage is negotiable. The home features newer laminate flooring (2010), new roof shingles, eave trough in (2025), a double detached garage built in 2008, a new furnace and central air system added in 2023, as well as modern appliances throughout. The main floor boasts a spacious semi-formal dining room, a well-equipped kitchen with a corner pantry and island, a comfortable living room, main floor laundry, and a conveniently placed two-piece powder room just off the front garage entry. Upstairs, you'll find a generous primary suite with a four-piece ensuite bath with jetted tub and walk-in closet, along with two additional large bedrooms. There's also a sizable family or bonus room with vaulted ceilings, a striking feature window, and a gas fireplace with a tiled mantle surround. The fully developed lower level includes a large rec room, a three-piece bath, three storage rooms, and plenty of natural light. The backyard faces northwest to enjoy sunny afternoons and features an oversized, heated double detached garage wired with 220, three storage sheds, interlocking patio spaces, and ample space for kids to play. Underground sprinklers in front and back yards. The yard is also fully fenced and there's a gas line for your BBQ. This home is packed with extras—refer to the listing for full details—and enjoys a quiet location across from a small greenspace, and just around the corner from Ascension Of Our Lord Elementary School. Harvest Hills is a great family community, close to all major traffic routes, public transportation, schools, shopping, the airport and other amenities.

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