



**177 Harvest Hills Drive NE
Calgary, Alberta**

MLS # A2286002



\$669,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this warm and inviting home in the sought-after community of Harvest Hills, known for its quiet streets, walking paths, parks, and easy access to everyday amenities. With quick connections to major roads such as Deerfoot Trail, shopping, schools, and the Calgary International Airport, this location offers both comfort and convenience for busy families and professionals. Inside, the main floor features a full kitchen with a bright dining nook, along with a dedicated dining room that flows into the family room, where high vaulted ceilings create an open and welcoming feel. A half bathroom, main-floor washer and dryer, and a functional office/den with built-in desk, cabinets, and drawers add everyday practicality. Upstairs, the primary bedroom offers a comfortable retreat with a walk-in closet and full ensuite bathroom. Two additional bedrooms and another full bathroom provide plenty of space for family or guests. The fully developed basement is a great bonus space, offering a large recreation room with a wet bar, flexible space for a gym, games area, or hobby room, and a full bathroom — perfect for relaxing or hosting friends. Recent upgrades include BRAND NEW CARPETS and NEW PAINT on the main and upper levels, central vacuum, central air conditioning, and a ROOF REPLACED IN LATE 2025 with durable Class 4 asphalt shingles, giving you peace of mind for years to come.