



12 Harvest Oak Place NE
Calgary, Alberta

MLS # A2292943



\$645,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,753 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters		

Inclusions: Dart Board in Basement

Beautifully maintained home in an unbeatable location! Just a short walk to the large North Pointe shopping plaza featuring banks, restaurants, Tim Hortons, Shoppers Drug Mart, Canadian Tire, The Home Depot, a movie theatre and many other everyday conveniences. You're also only minutes from the North Pointe Transit Terminal, making commuting around the city simple and convenient. Inside, the main floor offers a bright and well-designed layout with vaulted ceilings, a welcoming front living room, formal dining area, and a spacious kitchen featuring granite countertops, stainless steel appliances, and ample cabinet and counter space. Just off the kitchen is a large family room, perfect for relaxing or entertaining. Down the hall you'll also find a versatile office that could easily function as a bedroom. Upstairs features 3 comfortable bedrooms, a full main bathroom, and a private primary retreat complete with a walk-in closet and full ensuite. The fully finished basement adds even more living space with a large recreation room, 4th bedroom, full bathroom, and plenty of storage. This home has been very well maintained with numerous updates, including stucco painting (Aug 2022), main floor LVP flooring (2022), upper floor carpet (2022), main floor paint (2022), windows & blinds (2016), garage door (2016), hot water tank & 50 gal (2017), and new shingles, eavestroughs & downspouts (2025). Fantastic location with quick access to the airport as well as Deerfoot Trail and Stoney Trail, making commuting around Calgary a breeze.