



**40 Harvest Glen Mews NE  
Calgary, Alberta**

**MLS # A2293070**



**\$629,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well-kept home in a desirable cul-de-sac location, offering comfort, space, and convenience. Spacious main level, this property features neutral finishes, an elegant open-railing staircase, and a functional kitchen complete with island, walk-in pantry, and a large bay nook opening onto the deck. The main floor also offers laundry and a warm family room with fireplace. Spacious bedrooms upstairs include a primary suite with walk-in closet and a relaxing ensuite with jetted tub and separate shower. The basement is 95% finished, ideal for added family living or entertaining. Important updates include the furnace and hot water tank replaced in recent years, plus new roof and gutters in October 2025. Ideally located with easy access to Stoney Trail, Deerfoot Trail, and shopping including T&T Supermarket.