



**145 Harvest Glen Way NE
Calgary, Alberta**

MLS # A2293205



\$599,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,253 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, See Remarks		

Inclusions: Shed

OPEN HOUSE Saturday, March 14th 2-4pm* Packed with value and major upgrades — including NEW kitchen, updated bathrooms, Poly-B fully replaced, new hot water tank (2024), newer shingles, siding and garage door. Offering 1,674 sq ft of developed living space, this bright and functional home features 3 bedrooms and 2.5 bathrooms, central air conditioning, and a fully developed WALKOUT basement. The main floor showcases an open-concept layout with hardwood flooring, a spacious living and dining area, and a sunny kitchen complete with stainless steel appliances, oversized refrigerator, massive pantry, and abundant cabinetry. Step out to the large deck overlooking the huge fenced backyard. Convenient main-floor laundry and direct access to the double attached garage. Upstairs you’ll find 3 generous bedrooms, including a primary suite with ensuite, plus another full bathroom. The walkout basement expands your living space with a gas fireplace, oversized recreation area, and plenty of storage. Situated on a large lot with back lane access, this property is ideal for first-time buyers, families, or investors. Enjoy quick access to Deerfoot Trail, shopping, golf, parks and schools. Excellent opportunity in a well-established community!