



GRASSROOTS
REALTY GROUP

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32 Harvest Park Way NE
Calgary, Alberta

MLS # A2296075



\$979,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lake, Level, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Laminate	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wood Windows		
Inclusions:	N/A		

Beautiful Walkout Lake Home- First Time Offered. This beautiful Brick/Stucco home is conveniently located on a quiet child friendly street within blocks of all levels of schools and VIVO Rec centre, shopping, restaurants and transit. Easy access to airport with Deerfoot and Stoney Trail close by. The exterior of this home features beautiful landscaping with apple trees, patios and a firepit area. Upon entering this home you are greeted by a grand 2 story foyer with iron spiral staircase and gleaming hardwood floors. The spacious living room is connected to the formal dining room with a lake view. As you enter the bright island kitchen you will be impressed by the extensive granite counters and maple cabinets. What a great room for meal prep and entertaining. The kitchen breakfast nook allows you to enjoy the beautiful view and looks onto the family room with a rustic stone fireplace. The large raised 240 sf deck off the kitchen offers lake/park view for BBQ's and good R&R. There is a spiral staircase that leads to lower walkout patio area. Upstairs features 4 bedrooms and the master bedroom comes with walk-in closet and 4 piece ensuite. The finished bright Walkout basement has in floor heating, one bedroom, a recreation room and a 2nd bedroom option, gas fireplace with built in bookshelves and bar. The 2nd kitchen with separate entrance could be a MIL suite. The garage is oversized and insulated. Don't forget A/C for those hot summer days, Furnace/HWT/Garage Door/Decking 2022/23 and roof redone in 2025. This is great family home. Don't miss this opportunity!!! 32 Harvest Park Way NE