



**337 Harvest Lake Green NE  
Calgary, Alberta**

**MLS # A2297462**



**\$529,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Central Vacuum, Skylight(s)		

**Inclusions:** N/A

This charming bungalow villa is located in the desirable 55+ age restricted community of Harvest Lake Greens Villas, combines convenience and style. This Walk out bungalow with 1793 square feet of developed living space is ideally located on a quiet cul-de-sac. This is not a condo! There is a management company and HOA that takes care of the snow and the landscaping. Main floor features spacious open living room, kitchen with breakfast bar, dining area and an additional bedroom, 4-piece bathroom and main floor laundry. The primary bedroom is spacious and designed with a focus on comfort and practicality. It includes a private three-piece en-suite bathroom, complete with walk-in shower, adding convenience to everyday routines. Additionally, a roomy walk-in closet offers ample storage space, making it easy to stay organized. The developed area in the walk out basement is currently used as a large family room with two spacious bedrooms and a 4-piece bathroom. This home has a double attached finished garage and a front driveway for additional parking! Brand new roof shingles! (2025) This lovely property won't last long! Call your favorite Realtor to set up a private showing!