



**155 Harvest Oak View NE
Calgary, Alberta**

MLS # A2132948



\$725,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,872 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, Gentle Sloping, Street Lighting, Yard D		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

For more information, please click on Brochure button below. *Former Showhome * Conveniently close to all amenities* Huge sunroom* Easy access to highway deerfoot * A/C recently installed. Welcome to this immaculate Former Showhome in the desirable harvest oak view area of Harvest hill. Within walking distance to T&T, Superstore, Vivo fitness and community centre, one of the best cinemas, 15 minutes easy highway access to downtown, multiple direct buses to downtown and U of C, 15 minutes to Costco and Crossiron Mills shopping centre. You will enjoy the convenience of all the amenities close by plus a gorgeous view and green space. Located on a quiet closed loop street, this 2 storey fully renovated home offers you with more than 2622 sq feet of living space, plus a huge modern enclosed sunroom to fit for you outdoor life. The living room and kitchen both have large windows with good views of mature trees, with the huge sunroom you will enjoy a bug-free environment and a private space in the backyard. The Kitchen offers plenty of cabinets, Stainless Steel appliance, gas stove, eat-in area, and large pantry. Off the front entry is a bright flex space which may be used as an office, dinning room, or additional sitting area. In addition, the main floor is a 2-piece bath and convenient first floor laundry. Upstairs has a large master suite with a spacious ensuite and walk-in closet. Completing the 2nd floor are two other bedrooms with ample closet spaces, a large bonus room with a fireplace and a murphy bed for guests, and a 4-piece bath. With the central A/C and insulated garage, it will keep you cool in the summer and warm in the winter. The extra long driveway means you have extra parking space for all your visitors, and the south facing driveway will give you snow cleaning relief. Take advantage of the convenient shopping from T&T, Superstore, Sobey's, Home

Depot, Canadian Tire, Shopper DrugMart, etc.