



**112 Harvest Lake Crescent NE
Calgary, Alberta**

MLS # A2135526



\$850,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,381 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: TV and mount in the primary bedroom. TV mount in the living room and upper family room. Garage wood work bench. All built in speakers.

Situated in the Estates of Harvest Hills on a quiet family oriented and sought-after street, within walking distance to K-9 and High Schools, parks, playgrounds, green space and with quick access to all major traffic routes. Completely Redesigned and upgraded from the removal of all the poly B, to new exterior paint, new garage door, lighting and a composite front porch, with front and back irrigation, 50 year shingles an oversized heated garage, wall mounted air conditioner installed in 2022 and central air conditioning installed in 2021. Private South facing yard developed around mature trees, a composite deck, dog run completely fenced and landscaped offering a private oasis right out of the back garden door. Mostly Triple pane windows throughout, a tiled front entry with side formal dining room or flex space leads you to this impressive redesigned kitchen and lifestyle room. Defined by style and accents as well as an appliance package such as a built-in Frigidaire Professional Fridge/Freezer, a second LG full size fridge, built-in Kitchenaid double ovens, 6 burner Viking gas cook top with built-in canopy hood fan, built-in microwave, quartz counters, solid wood dovetailed joints soft-closing drawers and detailed profile cabinet doors, heated floors, pot lighting, slim-line coffered ceiling and a breakfast nook which connects seamlessly to the main floor lifestyle room. Wrapped in windows and Hunter Douglas shutters (which are throughout the home) with a gas fireplace, built-in Bose speakers, 2 access doors to your outdoor space, and painted ceiling this room was created for the ultimate family hub of any home. The 2nd floor begins with a front family room with a 2nd gas fireplace and vaulted ceiling, and built-in Bose speakers. Upstairs presents 2 more generous kids rooms, the convenience of an upper laundry room with LG washer, dryer and added storage cabinets, 4

piece guest bath boasting a tiled shower, counter height vanity, stylish wainscotting and to the back of the home the primary bedroom with air conditioning, his and her closets, and a 4 piece en-suite with a large separate shower, soaker bathtub, quartz storage vanity, pot lights and tiled accent wall. For added value the fully developed basement offers space to gather for movie nights, a 4th bedroom, hobby room and plenty of storage all on a raised dry core floor. Access to the oversized heated garage is just off the landing to the basement opposite the home's main level 2-piece bath. The home, location, plan, design, style and community will suit any buyer's needs for years to come!