



**503 Harvest Lake Drive NE
Calgary, Alberta**

MLS # A2140059



\$779,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,154 sq.ft.	Age:	1991 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lake, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 refrigerators, 2 hood fans, 2 dryers, 2 washers, garage door opener and 1 remote, all window coverings

Renovated Bilevel right in front of the Lake! This bilevel has been updated and renovated throughout and has a fully finished basement with a legal suite with separate entrance and has over 2000 sqft of living space (1154sf on main + 878sf in basement). The main level has an abundance of natural light throughout, vaulted ceilings, spacious living and dining rooms with views of the lake and an the updated kitchen with stainless appliances, updated counters with seating, new cabinets, and patio doors leading to the deck in your private south facing backyard. The primary bedroom also has patio doors leading to the deck, a walk-in closet and updated ensuite with walk-in shower. There are 2 additional bedrooms, laundry and updated main bath with walk-in shower to complete this level. There is income potential (with appropriate city approval) from the fully finished basement with separate entrance and features large windows, a second kitchen, family room with electric fireplace, 2 more good sized bedrooms, laundry and a four piece bath. The roof was done in 2024. There is plenty of parking with the double attached garage and driveway. The south facing backyard is very private and has the deck and terraced areas to enjoy. Located on a quiet cul-de-sac with the park and lake and walking paths right across the street, plus you are close to schools, transit and shopping, this home is not to be missed.