

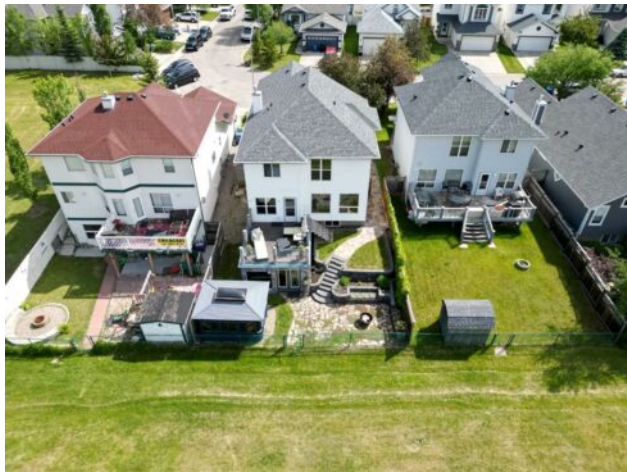


**GRASSROOTS**  
REALTY GROUP

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**151 Harvest Park Terrace NE**  
**Calgary, Alberta**

**MLS # A2140988**



**\$750,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,001 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** n/a

This beautiful two-story split with double attached garage is located on a very quiet cul-de-sac in the "HEART of Harvest Hills". Great curb appeal with its flower/rock beds and mature landscaping. THE home backs onto green space/s -- playgrounds -- ball diamonds and Community School. WATCH your kids walk into the playground/s and schoolyard and enjoy the extra amenities that THESE areas provide. NOTE: from a beautiful raised back deck -to- the lower terraced patio / fire pit area, to the SUPER cool "man/kid cave" that is ideal for late night adult gatherings and/or the kids' hangout with their friends. (It is totally soundproof and is truly an amazing space) Also included is an enclosed gazebo -- ideal for a hot tub -- plus a wooden garden shed. From the moment you step into the door you know this feels like home -- the open floor plan with kitchen that includes large eating bar, a cozy family/great room, informal eating/dining area, a main floor powder room -and- the main floor laundry. The upper level boasts a huge SUNNY SOUTH bonus room, a large master with a full ensuite and plenty of closet space , PLUS - two nice sized secondary bedrooms and a full four piece bathroom. The basement is bright open development with a large rumpus room area, very nice spare bedroom with it's own private ensuite. There is office and/or computer space and/or toy area for the kids. And tons of extra storage in the utility room. FEATURES include -- lots of large windows, GORGEOUS Granite counter tops -- full compliment of STAINLESS Steel appliances and so much more!! This home has been tastefully decorated and is ready for you to add your personal touches. Don't miss out -- come and have a peak this weekend. CHECK-it-OUT!! Wow location -- super backyard spaces --

functional plan and so much more.