



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

MLS # A2151419



\$650,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,598 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Walk-In Closet(s), Wet Bar		

Inclusions: Garage fridge can be included

Welcome to this charming 2-storey home nestled in a quiet cul-de-sac in the sought-after community of Harvest Hills! Boasting over 2,000 square feet of living space, this property is perfect for a growing family. The main floor features an open-concept living area, ideal for entertaining guests. You will also find your laundry and a 2 piece bathroom conveniently located on the main floor. Upstairs, you'll find 3 spacious bedrooms, 2 full bathrooms, and a versatile bonus room to suit your needs. The fully developed basement includes a wet bar and an additional full bathroom. The backyard is a true retreat with a large deck and a gas line hookup, perfect for summer BBQs with friends! With the roof having been replaced in 2020, you won't have to worry about that for years to come. AC was installed in 2022 providing comfort in Calgary's heat waves. Contact your favourite REALTOR to schedule a viewing :).