



**245 Harvest Hills Drive NE
Calgary, Alberta**

MLS # A2171592



\$768,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,320 sq.ft.	Age:	1994 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Reverse Pi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Garage Door Opener, Appliances on Both Levels

Welcome to this versatile bi-level home in the highly sought-after community of Harvest Hills. This home is the perfect find, featuring a Registered LEGAL secondary suite in the walk-out basement. As you step inside, you'll be greeted by an expansive, light-filled space, featuring a soaring 9-foot vaulted ceiling that enhances the open-concept layout. The main level offers a large living and dining area, perfect for hosting family gatherings. The heart of the home is the modern kitchen, complete with upgrades including brand-new stainless-steel appliances. Step out from the kitchen to a south-facing balcony, where you can enjoy your morning coffee or unwind in the evenings with views filled with nature, including your low-maintenance backyard. The spacious primary bedroom comes with its own private ensuite bathroom and exclusive private balcony access, making it a serene retreat after a long day. The bathrooms were recently upgraded with new toilets and faucets. Two more generously sized bedrooms and a discreet, space-efficient main-floor laundry add to the functionality and style of this level. The fully developed LEGAL walk-out basement is the star of the show, offering its own separate entrance, dedicated appliances, and full kitchen. Featuring two large bedrooms and a bright, open living area, this suite is the perfect addition to the home. The double-attached garage with an upgraded garage door with clicker opening, adds to the convenience. The quiet, safe and family-friendly neighborhood offers peace of mind, along with easy access to parks, schools, bus routes, and local shopping. Whether you're looking for a family home, a turnkey investment, or a property that offers both, this house is brimming with value and potential.