



**GRASSROOTS**  
REALTY GROUP

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**1210 Harvest Hills Drive NE**  
**Calgary, Alberta**

**MLS # A2202575**



**\$549,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** n/a

Experience a low-maintenance lifestyle in this beautiful, detached 1,627 sq. ft., 2-storey, 3-bedroom home. The main floor boasts an open concept layout, including a generous kitchen with a large breakfast island, oak cabinetry, brushed nickel hardware, and custom lighting. The bright living and dining areas are perfect for entertaining, highlighted by a gas fireplace and a built-in wall unit. Step outside to a large rear deck—ideal for outdoor dining and relaxing. Additionally, there is a convenient laundry area and a 2-piece bathroom on the main level. Upstairs, you’ll find three bedrooms plus a versatile flex space with a skylight that fills the room with natural light. The master suite features vaulted ceilings, a walk-in closet, and a luxurious 4-piece ensuite with a jetted tub. The finished lower level offers a spacious family room and abundant storage options. As part of a well-maintained homeowners’ association (HOA), landscaping and snow removal are included, \$240 per month, which is designed for adults 18 and above. Make your living experience simpler in this spacious residence that features a double attached garage and a neutral décor throughout, complemented by oak woodwork and trim that adds a warm touch.