



GRASSROOTS
REALTY GROUP

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1210 Harvest Hills Drive NE
Calgary, Alberta

MLS # A2202575



\$600,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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. The lower level has the potential for building a separate suite.