



**GRASSROOTS**  
REALTY GROUP

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## 196 Harvest Gold Heights NE Calgary, Alberta

**MLS # A2205254**



# \$665,000

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Triple Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Gazebo

This is a truly rare opportunity to own nearly a quarter-acre lot just 15 minutes from downtown Calgary. Nestled on one of the community's most desirable streets—directly across from a GREEN SPACE and TOT lot—this FULLY RENOVATED four-level split offers 1,170 sq. ft. of stylish, functional living space and incredible future potential. Step inside to discover a bright, open-concept floor plan with VAULTED CEILINGS, designer flooring, and a custom maple kitchen featuring STAINLESS STEEL appliances, a GAS RANGE (new 2024), and CENTRAL AIR CONDITIONING for year-round comfort. Step outside to an enormous backyard—a rare inner-city find—with enough space to build a four-car garage, tennis court, or simply enjoy one of Calgary's largest residential yards. Additional highlights include a WALKOUT BASEMENT, (2024), RV PARKING, PARTIAL SUITE IN BASEMENT a huge SECOND FLOOR PATIO, a brand-new roof and eaves troughs (2024), and an impressive TRIPLE CAR HEATED GARAGE, and Radon Mitigation Device (2024). A charming GAZEBO, large vegetable garden, and spacious garden shed complete this property's outdoor space making it a gardener's paradise ideal for entertaining, or relaxing. Back inside the upper level boasts a spacious primary suite with a walk-in closet and private 4-piece ensuite, a second generous bedroom, and a large 4-piece main bathroom. The fourth level is partially finished offering plenty of storage or the perfect canvas for a family room or additional bedroom, with rough-ins for a bathroom already in place. Whether you're looking for space, flexibility, or a property with outstanding long-term value, this one-of-a-kind home delivers. Don't miss your chance to own in this exceptional location!

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