



**33 Harvest Oak Drive NE
Calgary, Alberta**

MLS # A2210230



\$780,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	Shed, Additional - Dishwasher, Dryer, Refrigerator, Stove, Washer, Hood Fan		

Nestled on a quiet street, this beautifully updated home is perfect for families and investors alike. Step inside to gleaming hardwood floors that span the main level, bathed in natural light from every angle. The elegant living and dining rooms lead to a fully renovated kitchen featuring white shaker-style cabinetry, stunning stone countertops, a double under-mount sink, a large island with seating, stainless steel appliances, a corner pantry, and a bright breakfast nook overlooking the backyard. Adjacent to the kitchen, the cozy family room invites you in with its floor-to-ceiling stone tile gas fireplace—ideal for relaxing or movie nights. Completing the main level is a spacious laundry room and direct access to the attached double garage, ensuring convenience at every turn. Upstairs, the primary suite features a walk-in closet and spa-like ensuite with a soaker tub and glass shower. Three additional bedrooms and a newly updated bathroom with modern tiles provide ample space. The fully developed illegal walkout suite offers incredible flexibility, whether for extended family or rental income. With its own private entrance and parking, this bright and inviting space boasts large windows, durable cork flooring, a modern kitchen with full-sized appliances, a separate dining area, a spacious living room, a well-sized bedroom, and a 4-piece bathroom. The backyard is designed for enjoyment, featuring a covered deck, stone patio, and beautifully landscaped areas, thoughtfully divided for added privacy. Additional perks of this home include central A/C, a water softener, a tankless hot water heater, and smart home features such as a thermostat and garage door openers. The attic was re-insulated in 2019, and the roof was maintained in 2020 for peace of mind. Located close to top-rated schools, daycares, shopping, parks, playgrounds, and transit, this home is a rare gem that offers both

comfortable family living and an exceptional investment opportunity. Don't miss out—book your showing today!