



GRASSROOTS
REALTY GROUP

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48 Harvest Lake Villas NE Calgary, Alberta

MLS # A2211885



\$534,900

Division:	Harvest Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,271 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Bookshelves & Storage Shelving in Basement, Garage Remote Controls

This is an EXCEPTIONAL HOME in a HIGHLY DESIRED & WELL-RUN COMPLEX where Homes Rarely come up for Sale! BEAUTIFUL, Fully-Finished Home with EXOTIC ACACIA Hardwood throughout most of the Main Level. BRIGHT FLEX Room off the Main Foyer is Perfect for use as a Den, Dining Room or Guest Bedroom. Open Railing in the Hallway leading to the Lovely Kitchen - GRANITE Countertops, Newer Stainless Steel Appliances, Breakfast Bar and Composite Sink. Exceptionally SPACIOUS ROOMS throughout this Home including the Living Room/Dining Room with GAS FIREPLACE and Patio Doors to the UPDATED DECK - Composite Board with Aluminum Railings - and Lower Patio. LARGE PRIMARY BEDROOM with 4 Piece ENSUITE and Huge WALK-IN CLOSET, Guest 4 Piece Bathroom and MAIN FLOOR LAUNDRY complete this Level. The Lower Level Features Upgraded IN-SLAB HEATING, a WONDERFUL FAMILY ROOM/GAMES ROOM with another GAS FIREPLACE, Great Sized Second BEDROOM with a WALK-IN CLOSET, a 3rd Full 4 Piece Bathroom PLUS Lots of Storage Space! Other Upgrades are all ALL POLY-B REPLACED, KNOCK-DOWN CEILING and UPDATED LIGHTING on the Main Floor! Furnace & Fireplaces Serviced in 2024. Very PROACTIVE BOARD - Current Work being done in Complex due to Hail Damage is VINYL FENCING, SHINGLES/GUTTER AND EAVESTROUGHS. GOOD RESERVE FUND - there have been No Special Assessments since the sellers have lived there! Pets allowed with Board Approval. EXCELLENT LOCATION Just Steps to the LAKE and WALKING PATHS, Easy Access to Major Roadways, only Minutes to Shopping, Restaurants, Entertainment. SPECIAL HOME, GREAT COMPLEX & EXCELLENT LOCATION!!!!

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