



**GRASSROOTS**  
REALTY GROUP

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**152 HARVEST GOLD Heights NE  
Calgary, Alberta**

**MLS # A2288172**



**\$639,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,596 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Triple Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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, See Remarks		

**Inclusions:** .

**WALKOUT BASEMENT // TRIPLE GARAGE//** This 4-level split family home offers almost 2000 sf developed living space, including a bright 3rd level walkout. It features 3 bedrooms upstairs and 2 full bathrooms (4pc main and 3pc on the third level). The walk-in closet in the master bedroom can be easily converted back to a full bathroom. The layout is spacious with lots of natural light. The 3rd level has a large living area with big windows and direct access to the garage. The fourth level is finished with a bedroom and an additional living area. Recent updates include new paint, new flooring, and new fridge, stove, and dishwasher. Low maintenance back yard with a TRIPLE detached GARAGE. Walking distance to BUS 301, T&T Supermarket, elementary, middle and soon a high school, playgrounds and the amenities. Harvest Hills is a convenient community with quick access to Deerfoot Trail, Stoney Trail, Calgary International Airport, and Downtown. Nearby shopping includes Country Hills Town Centre, Deerfoot City, and Harvest Hills Crossing with T&T Supermarket, restaurants, and daily services. VIVO recreation Centre is also close by, offering fitness, swimming, a library, and programs for all ages. Great value!