



**332 Harvest Hills Drive NE
Calgary, Alberta**

MLS # A2288215



\$714,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: A/C unit in the master bedroom, freezer in garage, shed in backyard

* inspection report added to the documents * Welcome to this warm and inviting home in the sought-after community of Harvest Hills, known for its quiet streets, walking paths, parks, and convenient access to everyday amenities. Offering nearly 3,000 square feet of total livable space, including two additional bedrooms and a full bathroom in the fully developed basement, this home provides exceptional room for families and professionals alike. The location offers outstanding connectivity, with quick access to major routes such as Deerfoot Trail, nearby shopping, schools, public transportation, and the Calgary International Airport—making daily life both comfortable and convenient. Inside, the main floor features a full kitchen with a bright dining nook, with both the refrigerator and stove replaced approximately three years ago. A dedicated dining room flows seamlessly into the family room, where soaring vaulted ceilings create an open and welcoming atmosphere ideal for entertaining or relaxing. Upstairs, the primary bedroom offers a private retreat with a walk-in closet and a full ensuite bathroom featuring a jetted tub. Two additional bedrooms and a four-piece bathroom provide ample space for family or guests. The laundry room is conveniently located upstairs, with the washer and dryer replaced approximately four years ago. Windows and window coverings have also been updated in recent years. New humidifier installed with furnace maintenance and all vents cleaned. Step outside to a deck, perfect for enjoying warm summer days and cool fall evenings. The west-facing backyard captures sunny afternoon light and offers an oversized outdoor space. The home enjoys a quiet setting across from a small greenspace and is located just steps from Ascension of Our Lord Middle School, making it an ideal choice for families. Harvest Hills is a welcoming,

family-friendly community with close proximity to major traffic routes, transit, schools, shopping, the airport, and a wide range of amenities—offering a perfect balance of space, comfort, and lifestyle.