



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**165 Harvest Park Circle NE  
Calgary, Alberta**

**MLS # A2288251**



**\$724,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Harvest Hills  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,846 sq.ft.   | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, No Neighbours Behind, |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan, Stone Counters    |                   |      |

**Inclusions:** Hot Tub

Welcome to this beautifully renovated home, perfectly tucked away on a quiet circle in the heart of Harvest Hills. Enjoy a sunny south-facing backyard with added privacy thanks to the rear lane&mdash;no direct rear neighbours&mdash;creating an ideal setting for outdoor living and relaxation. Step inside to a stunning main-floor transformation featuring a bright, open-concept kitchen complete with elegant stone countertops, brand-new cabinetry, updated appliances, and a stylish backsplash. The thoughtfully designed layout is both functional and welcoming, perfect for everyday living and entertaining. Convenient main-floor laundry adds to the home&rsquo;s practical appeal. Upstairs, you&rsquo;ll find new flooring and fresh paint throughout, along with three generously sized bedrooms. The spacious primary retreat features a beautifully updated ensuite, while the fully renovated main bathroom showcases modern finishes and thoughtful design. A massive bonus room with oversized windows floods the upper level with natural light and offers the perfect space for movie nights, relaxing, or family gatherings. The fully finished basement expands your living space even further, featuring a large recreation room, a sleek 3-piece bathroom, a versatile office or fourth bedroom, and ample storage. Major mechanical updates provide peace of mind, including a new roof (November 2025), high-efficiency furnace and central air conditioning (2017), a tankless hot water system, and a water softener&mdash;ensuring year-round comfort, efficiency, and improved water quality throughout the home. Step outside to your private backyard oasis, complete with a low-maintenance vinyl deck, durable PVC fencing, a custom 11-ft side-yard storage/garden shed, hot tub, and beautifully maintained flower beds&mdash;perfect for enjoying sunny afternoons and warm summer evenings. Ideally

located just steps from a school and within walking distance to parks and playgrounds, this home also offers quick access to shopping, public transit, and the new 96th Avenue connector for easy routes to Deerfoot Trail and Airport Trail. Move-in ready and impeccably upgraded, this exceptional home offers outstanding value in one of Harvest Hills's most desirable locations. Don't miss this incredible opportunity.