



GRASSROOTS
REALTY GROUP

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25 Harvest Park Court NE
Calgary, Alberta

MLS # A2289187



\$684,500

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Many Trees, No Back Lane, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Wooden shed in backyard, Pool table, Wall mount TV & Speakers in basement, Shelving in garage & back entrance. Portable outdoor heater, electric fireplace in basement, bar fridge in basement (as-is).

PRIDE OF OWNERSHIP INSIDE & OUT!! 25 Harvest Park Court is fully developed with 3 bedroom/3 bath & is move in ready. Situated in a peaceful cul-de-sac and perfectly located close to schools & all amenities, scenic pathways, the lake, playgrounds, and pickleball/tennis courts. A gorgeous vined archway will lead the way into the large, prime west-facing backyard with mature landscaping an enormous deck and a cozy firepit area. The main floor features a well-laid-out floorplan with hardwood floors, a dining/flex room, stone accent fireplace, 2pc bathroom and laundry area. The modern, sleek white kitchen is naturally bright with plenty of cabinets, stainless steel appliances, quartz countertops, a large island perfect for gathering, and an eat-in kitchen nook with glass patio door for easy access to that wonderful spring/summer Sunshine! The upper level hosts a bonus room with vaulted ceilings and is separated from the bedroom area. The master provides a recently updated ensuite bathroom, oversized shower with 2 shower heads, and walk-in closet. The basement has a bar area, electric fireplace and a great open concept providing flexibility for any families needs... games, gym, or home theatre. Other features include: Central air conditioning, Kinetics filtered drinking water, water softener system, gas BBQ hookup, wiring to outside for a hot tub, newer carpets throughout, roof & siding (2025), and hot water tank (2023). Harvest Hills is a truly wonderful family community close to major shopping, easy access to both Deerfoot & Stoney trail, and only minutes from the airport. We look forward to your viewing!