



**147 Harvest Oak Crescent NE  
Calgary, Alberta**

**MLS # A2304070**



**\$710,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** NA

Beautifully upgraded walkout Bi-Level in the highly sought-after community of Harvest Hills, offering 2600+ sq. ft. of refined living space. This meticulously maintained home features a bright open-concept main level with vaulted ceilings, bay windows, new flooring, stainless steel appliances, and a spacious dining area. The main floor includes 3 bedrooms, including a generous primary retreat with a 3-piece ensuite and walk-in closet. The fully developed walkout level impresses with a warm family room with gas fireplace, a dramatic 12-ft-ceiling rec room, a 4th bedroom, and a full bathroom—perfect for extended family. A future suite can be added (subject to approval and permitting by the city/municipality). Major upgrades include: New furnace, New AC, poly-B replaced with PEX, New roof, siding, gutters & windows, plus two gas lines for upper and lower outdoor living. Enjoy a professionally landscaped front yard, private backyard that backs onto a green belt and walking path—a rare and desirable setting. This prime location offers exceptional convenience with top shopping destinations just minutes away, including Landmark Cinemas, Home Depot, and Shoppers Drug Mart, along with quick access to Deerfoot Trail for effortless commuting. The home is also ideally situated near excellent schools, including Ascension of Our Lord—9 School and Notre Dame High School, making it a highly desirable choice for families.