



GRASSROOTS

REALTY GROUP

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**67 Harvest Lake Crescent NE
Calgary, Alberta**

MLS # A2305045



\$789,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Drive Through, Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Gazebo, Landscaped, Lawn, Low Maintenance Landscape, Privat		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		
Inclusions:	none		

****Open house Saturday April 25th 1-3**** Welcome to this beautifully renovated two-storey home, in the sought after neighbourhood of Harvest Hills! offering over 1,800 sq. ft. of living space plus, and a attached TRIPLE garage! Situated on a landscaped lot with a fully fenced backyard and a sunny deck, this property checks all the boxes. Step inside a bright, open layout designed for both everyday living and entertaining. The spacious kitchen features a large granite island, custom cabinetry, a chefs kitchen with stainless steel appliances, and large bright windows. Flowing seamlessly into the family dining room full of natural light that provides access to the deck. The inviting living room offers a warm fireplace with custom built-in mantel. Additional main-floor highlights include a flexible front office, the laundry room, and a 2-piece bathroom. Upstairs, discover 3 well-sized bedrooms, each with great layouts and storage. The primary retreat boasts, a walk-in closet, and a beautiful 4-piece ensuite, with heated floors, and lots of custom cabinetry. Two additional bedrooms also located on this floor, ideal for growing families. A second full bathroom completes this level. The fully finished basement boasts, a comfy family room complete with a corner fireplace, a crafts room, and a additional bedroom with its own full bathroom. The home is cooled with central AC, Has a brand new Roof, gutters and downspouts! Also 2 new water heaters. Nestled on a quiet street just steps from schools, parks, and pathways, this home offers a true sense of community. Easy access to major routes, shopping, and recreation makes daily living effortless, while the private backyard and deck invite year round enjoyment with family and friends. This Harvest Hills gem will not last! Don't miss out, call your REALTOR®; and book a showing today!