



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2312324



\$720,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Private		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Jetted Tub, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

FULLY RENOVATED HOME | DESIGNER CHEF’S KITCHEN | LUXURIOUS PRIMARY SUITE | WALK-OUT ILLEGAL BASEMENT SUITE | NEW WINDOWS | NEW FLOORS | NEW VANITIES | NEW PAINT| PRIME LOCATION| 6 GOOD SIZED BEDROOMS| 3.5 BATH | CENTRAL VACUM SYSTEM |BIG YARD | PRIME LOCATION NEAR PARKS & AMENITIES| Welcome to this fully renovated home with over 2900 sf living space , located in the highly sought-after community of Harvest Hills in Northeast Calgary. This stunning 6-bedroom, 3.5-bathroom and ILLEGAL WALK-OUT BASEMENT SUITE property has been thoughtfully renovated from top to bottom. It is perfect for FAMILIES & INVESTORS! Step inside to gleaming Vinyl Plank Floors that span the main level. The home is flooded with natural light, offering a bright, open, and welcoming atmosphere. The chef’s kitchen is a true centerpiece, showcasing sleek countertops, stainless steel appliances, ample cabinetry and corner pantry. The dining area is overlooking the sunny Covered Courtyard through the patio door. The cozy, gas and wood-burning fireplace brings warmth and charm to the Family Room. A main-floor mudroom with garage access and a dedicated main floor laundry room and Bedroom/ Office add everyday convenience The luxurious master bedroom includes a spa-inspired ensuite with a huge vanity, stand up shower and jetted bathtub. There are two additional well-sized bedrooms and bonus room with new Vinyl Plank Floor provide comfortable space for family or guests. The WALK-OUT ILLEGAL BASEMENT SUITE features NEW KITCHEN, NEW CARPET, 2 BIG BEDROOMS and 3 PIECES OF BATHROOM, LAUNDRY ROOM & FAMILY ROOM & ELECTRIC FIREPLACE TV STAND ! Outdoors, both front and back yards are fully grassed and beautifully

maintained. This home offers tranquility while remaining close to parks, a community garden, schools, churches, shopping amenities, and with quick access to the Calgary International Airport, making it the perfect blend of suburban comfort and urban convenience. NOTE: THESE PHOTOS HAVE BEEN VIRTUALLY STAGED.