



**212 Harvest Wood Way NE
Calgary, Alberta**

MLS # A2318353



\$675,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,739 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Attached, D		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Level, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Vinyl Windows		

Inclusions: 240V Welder Misc Gear (Rear Garage)

There are plenty of homes in Harvest Hills, but very few offer this kind of flexibility and utility. Welcome to this extensively updated 2-storey family home offering over 1,738 SQ.FT above grade with a fully finished basement and one of the most unique garage setups you'll find in this price range: a double attached garage plus a heated double detached shop with 240V power, 220V service in the front garage, and EV charging capability. Whether you're a tradesperson, hobbyist, car enthusiast, small business owner, or simply someone who values functional space, this property delivers something genuinely hard to find. Inside, the home has been refreshed with luxury vinyl plank flooring throughout the main floor and bedrooms, newer carpet on the stairs, updated lighting, refreshed bathrooms, stainless steel appliances, updated baseboards, and modern paint tones throughout. The main floor offers an excellent layout with a massive living room, large dining space, cozy gas fireplace with updated brick surround, main floor laundry, and great natural light throughout. The kitchen flows seamlessly into the enclosed sunroom and backyard, creating a setup that works equally well for everyday family life and entertaining. Upstairs you'll find 3 spacious bedrooms including a large primary retreat complete with a full ensuite featuring double vanities and a walk-in closet (WITH CUSTOM CALIFORNIA CLOSETS). The fully finished basement adds even more flexibility with an additional bedroom, full bathroom, office space, recreation room, and plenty of storage. Outside, the detached heated shop offers serious functionality for projects, storage, vehicles, or workspace needs while the backyard provides mature trees, usable green space, and excellent privacy. Location is another major standout with Harvest Hills Park, pathways, playgrounds, and the pond all

within walking distance while Country Hills amenities including Landmark Cinemas, Home Depot, Sobeys, restaurants, schools, transit, Deerfoot Trail, and Stoney Trail are only minutes away. This is the type of property that combines comfort, convenience, and real practical functionality in one of North Calgary's most established family communities.