



GRASSROOTS
REALTY GROUP

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139 Harvest Glen Rise NE
Calgary, Alberta

MLS # A2319674



\$659,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,283 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

HARVEST HILLS | 1,282 SQ FT | 5 BED + den | 3 BATH | LEGAL SUITE | DOUBLE GARAGE | WALKOUT Welcome to this beautifully upgraded home in the sought-after lake community of Harvest Hills — where thoughtful design, legal income potential, and everyday comfort come together seamlessly. The Home Offering 5 spacious bedrooms + Den and 3 full bathrooms across a well-planned layout, this property delivers exceptional versatility for growing families or savvy investors alike. The main floor showcases tasteful modern upgrades throughout, creating a bright and stylish living environment you'll be proud to call home. Entertainer's Dream Outdoor Space. Step out onto the massive deck — perfect for summer gatherings — with a balcony complete with stairs flowing down to the lower level. The full walkout-to-grade design creates an effortless indoor-outdoor connection, while the back lane access adds convenience and RV parking potential. Legal Basement Suite — Mortgage Helper The fully legal basement suite features its own kitchen, laundry, and private entrance, making it a turnkey mortgage helper or investment opportunity. Rental income potential from day one — no worries, no shortcuts, just a fully above-board setup. Additional Features: - Attached double garage - Central A/C for year-round comfort - Two full kitchens - Two laundry sets and Poly B free property. - Back lane with RV parking potential - Tranquil lake community setting This is a rare opportunity to own a move-in ready home with built-in income potential in one of Calgary's most desirable family communities. Don't miss it.