



GRASSROOTS
REALTY GROUP

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28 Harvest Oak Drive NE
Calgary, Alberta

MLS # A2325482



\$589,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,376 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Electric Stove, Fridge, Dishwasher, Washer, Dryer (All as is condition)

****OPEN HOUSE this SAT Jul 11 at 2-4pm**** Welcome to this bright walkout bi-level in the established community of Harvest Hills! Offering 3+2 Bedrooms, 3 full Bathrooms, and over 2,248 sq.ft. of total developed living space, this bright and functional home features soaring vaulted ceilings, recent major upgrades, and an excellent location close to schools, shopping, and everyday amenities. Step inside and be greeted by impressive 12-foot vaulted ceilings spanning the Living Room, Dining Room, and Kitchen, creating a bright and open atmosphere. The sunny South-facing Living and Dining Rooms are enhanced by a beautiful bay window that fills the home with natural light. The spacious Kitchen is illuminated by skylights and features a centre island, ample cabinetry, pantry, and an adjacent Breakfast Nook—perfect for casual family meals. The main level offers three generously sized Bedrooms, including a spacious Primary Bedroom complete with a walk-in closet and a 4-piece ensuite featuring a jetted tub. Two additional Bedrooms share a well-appointed 4-piece Bathroom. The fully finished walkout basement expands your living space with a generous Recreation Room, two additional Bedrooms, and a 3-piece Bathroom—ideal for extended family, guests, or a growing household. Step outside to the fully fenced backyard featuring mature trees and garden beds, providing a wonderful space to relax and enjoy the outdoors. A double attached garage completes the home. Recent major updates include brand new roof, siding, and gutters (2025), along with a high-efficiency furnace (2024), providing added value and peace of mind. Located in the family-friendly community of Harvest Hills, this home is just minutes from schools, including the newly opened North Trail High School, parks, playgrounds, shopping, restaurants, public transit, and

everyday conveniences. Enjoy quick access to Harvest Hills Crossing, Vivo for Healthier Generations, T&T Supermarket, Real Canadian Superstore, Home Depot, Landmark Cinemas, Country Hills Town Centre, and the beautiful walking paths around Harvest Hills Lake. Commuting is effortless with convenient access to Stoney Trail, Deerfoot Trail, Country Hills Boulevard, Calgary International Airport, and downtown Calgary. This is an outstanding opportunity to own a spacious family home in one of Northwest Calgary's most convenient and established communities.