



GRASSROOTS
REALTY GROUP

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225 Harvest Glen Place NE
Calgary, Alberta

MLS # A2330527



\$575,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,085 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Level, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

WELCOME TO HARVEST HILLS! This fully finished detached bi-level offers over 1,850 sq. ft. of total interior living space, featuring 4 bedrooms, 2 full 4-piece bathrooms, and an attached double garage on a quiet cul-de-sac. The main level boasts an open front living room filled with natural light, along with soaring vaulted ceilings over the kitchen and dining area. Complete with dark tile flooring, crisp white cabinetry, stainless steel appliances, and a dark tile backsplash, the kitchen opens directly through sliding patio doors onto a generous rear deck—an ideal setup for outdoor dining and summer BBQs. Step down into a fully fenced backyard framed by mature trees, creating a quiet retreat with ample space for kids, pets, and gardening. The main floor also includes a spacious primary bedroom with dual closets, two additional bedrooms, and a bright main bath enhanced by an overhead skylight. The lower level adds incredible functionality, centered around a massive 405 sq. ft. recreation room with large daylight windows, a generous fourth bedroom, a second full 4-piece bath, and a sprawling laundry/utility room with extra storage space. Beyond the property, Harvest Hills is renowned for its family-oriented amenities and sense of community. Enjoy scenic strolls along Harvest Hills Lake and its extensive walking trail system, or spend time at the local Harvest Hills Community Hub, which features modern play structures, green spaces, and neighborhood events. Golf enthusiasts will appreciate the proximity to the nearby Country Hills Golf Club, while active families can take advantage of the Vivo Recreation Centre just minutes away. With quick access to Country Hills Towne Centre, Deerfoot Trail, Stoney Trail, and YYC Airport, this move-in-ready home provides the complete suburban package.

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