



GRASSROOTS
REALTY GROUP

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287 Harvest Oak Rise NE
Calgary, Alberta

MLS # A2331422



\$645,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,708 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Garden, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this incredible ****walkout**** home, perfectly tucked away on a quiet, private corner of a sought-after cul-de-sac in the desirable lake community of Harvest Hills! Offering an ****unbeatable price for a walkout home****, this property delivers exceptional value for families and investors alike. Step inside to a bright, open-concept main floor featuring beautiful hardwood flooring, granite countertops, stainless steel appliances, and an abundance of natural light. The functional layout creates a warm and inviting space that's perfect for everyday living and entertaining. Enjoy your morning coffee or evening sunset from the private upper deck overlooking the beautifully maintained backyard and garden. Upstairs offers three spacious bedrooms, including a generous primary suite complete with a walk-in closet and private ensuite. The fully developed walkout basement features a large bedroom, a spacious recreation room, a full 3-piece bathroom, and a rough-in area with excellent potential for a future kitchenette (subject to municipal approval), making it ideal for extended family or multi-generational living. Step outside from the walkout basement to the patio, enclosed deck, and ****well-maintained garden****, creating your own private outdoor retreat. Located in a quiet pocket of the community with ****friendly neighbours****, this home offers both privacy and convenience. Just minutes from schools, parks, shopping, restaurants, and all the amenities of the Coventry Hills shopping district, this is an outstanding opportunity to own a spacious walkout home at an exceptional price.