



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

332 Harvest Hills Drive NE
Calgary, Alberta

MLS # A2332433



\$685,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,039 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: AC unit in Master Bedroom

Welcome to this family home in the community of Harvest Hills. Perfectly positioned across from a beautiful green space and only steps from Ascension of Our Lord Middle School, this well-maintained residence offers nearly 3,000 sq. ft. of thoughtfully developed living space, combining comfort, functionality, and an unbeatable location. The Main floor floor plan designed for both everyday living and entertaining. The spacious kitchen is the heart of the home, featuring a sunny breakfast nook overlooking the backyard—an ideal spot to enjoy your morning coffee or casual family meals. Major kitchen appliances, including the refrigerator and stove, were replaced approximately three years ago. A separate formal dining room provides the perfect setting for hosting holiday dinners and special occasions, while the impressive family room showcases soaring vaulted ceilings that create a bright, open atmosphere filled with natural light. Not to forget there is an office/Den on the Main floor. The upper level offers a spacious primary retreat complete with a walk-in closet and a private ensuite featuring a relaxing jetted tub. Two additional generously sized bedrooms, a full 4-piece bathroom, and the convenience of an upper-floor laundry room complete this level. The washer and dryer were replaced approximately four years ago, and several windows and window coverings have also been updated over time, enhancing both comfort and energy efficiency. The fully finished basement adds incredible versatility with two additional bedrooms, a full bathroom, and flexible living space that's perfect for a growing family, overnight guests, multi-generational living, a home office, fitness area, or recreation room. Outside, enjoy an enclosed deck that extends your living space and provides the perfect setting for year-round relaxation or entertaining. The oversized west-facing

backyard is drenched in afternoon sunshine and offers ample room for children, pets, gardening, or summer gatherings with family and friends. Harvest Hills is one of Calgary's most established and desirable communities, known for its scenic walking paths, parks, excellent schools, and welcoming atmosphere. Residents enjoy quick access to Deerfoot Trail, major shopping centres, restaurants, public transit, recreation facilities, Golf course and driving range and Calgary International Airport, making daily commuting and travel exceptionally convenient.