



GRASSROOTS
REALTY GROUP

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60 Harvest Park Way
Calgary, Alberta

MLS # A2334803



\$899,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,394 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Wet Bar		
Inclusions:	n/a		

Welcome to this spacious 5 BEDROOM home with a FULLY FINISHED WALKOUT BASEMENT backing directly onto the LAKE in Harvest Hills. Homes with this combination rarely become available, making this a truly RARE OPPORTUNITY. Lovingly cared for as the current family grew, this home is ready for its next chapter. Enjoy peaceful water views, two fireplaces, and exceptional backyard privacy. The main floor offers formal living and dining rooms, a private OFFICE, and a comfortable family room. The spacious kitchen and breakfast nook overlook the water. The kitchen features GRANITE COUNTERTOPS and generous cabinetry. LUXURY VINYL PLANK flooring was installed throughout the main floor in 2020. Upstairs are 4 BEDROOMS and 2 full bathrooms. The primary retreat includes a corner tub, separate shower, and DUAL SINKS. The bright WALKOUT lower level provides excellent flexibility. It includes a 5th bedroom, full bathroom with STEAM SHOWER, wet bar, dining area, family room, laundry room, and direct backyard access. Basement flooring, paint, and additional improvements were completed in 2022. An additional bedroom access door was added in 2024. The home also offers CENTRAL AIR CONDITIONING and dual hot water tanks. Surrounded by mature trees, the landscaped backyard feels private and peaceful. Garden boxes, apple trees, grapes, and raspberries create a setting the family has loved for years. Schools, sports fields, skating, community gardens, and scenic pathways are nearby. Enjoy convenient access to Deerfoot Trail, Stoney Trail, downtown, and the airport. WALKOUT HOMES BACKING ONTO THE LAKE rarely come to market. Do not miss this exceptional opportunity.