



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

87 Harvest Grove Common NE
Calgary, Alberta

MLS # A2335690



\$680,000

Division:	Harvest Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,931 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 120
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

BACKING ONTO GREEN SPACE WITH GATED PATHWAY ACCESS! Welcome to this well-maintained 3+1 Bedroom, 3.5 Bathroom Half Duplex in Harvest Hills, offering over 2,400 sq.ft. of total developed living space. Perfectly positioned with no neighbours behind, a private gate to the community walking/bike path, and a nearby pond just steps away, this home offers an excellent connection to outdoor space while staying close to everyday amenities. Step inside to the open-concept Main Level, where 9' ceilings and Vinyl Plank flooring create a bright and welcoming feel. The spacious Living Room flows seamlessly into the Dining area and Kitchen, offering an easy layout for relaxing or hosting. The Kitchen is anchored by a Centre Island with breakfast bar and features Quartz countertops, Stainless Steel appliances, ample cabinetry, and excellent workspace. Patio doors off the Kitchen lead directly to the East-facing Deck and backyard, extending the living space outdoors and bringing in beautiful morning light. The Upper Level continues with Vinyl Plank flooring and offers a versatile Bonus Room positioned at the centre of the floor plan—perfect as a media area, play space, study zone, or second sitting area. The Primary Bedroom is a comfortable retreat with a well-sized Walk-In Closet and a spa-inspired 5-piece Ensuite featuring double vanity, Quartz countertops, soaker tub, and separate shower. Two additional West-facing Bedrooms are well proportioned and share a nearby 5-piece Bathroom with double vanity and Quartz countertops. The finished Basement adds valuable living space with high ceilings, a spacious Recreation Room, an additional Bedroom, and a 4-piece Bathroom, offering flexibility for guests, extended family, hobbies, a Home Gym, or additional recreation. The East-facing backyard is one of the home's standout features, backing directly

onto green space with no neighbours behind. A private gate leads straight to the walking and biking pathway system, making it easy to enjoy the nearby pond and open outdoor setting. Additional highlights include a Tankless Water Heater and Double Attached Garage. Located in Harvest Hills, this home is just steps from Harmony Park's pond and pathway system, with Harvest Park's playgrounds and tennis courts nearby. Country Hills Village, T&T Supermarket, Costco, and everyday amenities are all within easy reach, while quick access to Country Hills Boulevard, Deerfoot Trail, and Calgary International Airport keeps commuting convenient. A fantastic opportunity to own a spacious Half Duplex with green space behind and gated pathway access in an established Northeast Calgary community. Book your private showing today!