



GRASSROOTS
REALTY GROUP

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446 Harvest Hills Drive NE
Calgary, Alberta

MLS # A2338113



\$589,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,575 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Lawn, Level, Private, Rectangular Lot, Views		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

Welcome to this exceptional, fully finished two-storey home in the desirable community of Harvest Hills, ideally located directly across from a K&Ndash;9 school (Ascension Of Our Lord School) and just steps from the lake, walking paths and bike trails. Enjoy easy access to transportation, shopping, restaurants and all major amenities. This bright and inviting home features a total of 4 bedrooms (3+1), 2.5 baths, 1,575 sq.ft of above grade living space. An open-concept floor plan, a grand 17' entryway, large windows and a spacious living room with a cozy corner gas fireplace. The kitchen offers a functional walk-through pantry, oak cabinetry, stainless steel appliances, a raised eating bar and a generous dining area with patio doors leading to the deck. A large, fully fenced backyard provides plenty of room for outdoor enjoyment and RV parking with convenient back-lane access. Upstairs, the spacious primary bedroom offers a relaxing retreat with a walk-in closet and full ensuite. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement adds valuable living space with a fourth bedroom, family room and ample storage. Notable updates include newer roof (2023), triple-pane vinyl windows (2023) and hot water tank (2025). Additional features include a double attached garage, back lane access and excellent curb appeal. A fantastic opportunity in a family-friendly location with schools, recreation, shopping and amenities all close by. Book your private showing today!