



GRASSROOTS
REALTY GROUP

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68 Harvest Oak Way NE
Calgary, Alberta

MLS # A2339457



\$644,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,400 sq.ft.	Age:	1991 (35 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Vaulted Ceiling(s)		

Inclusions: N/A

This rare bi-level home is a true gem, offering an impressive total of 6 large bedrooms, with 3 spacious bedrooms on the main floor and an additional 3 on the fully finished lower level. Meticulously maintained, this corner property combines space, comfort, and unbeatable convenience, with everyday amenities just a short walk away and a bus stop located right beside the home, providing easy commuting options including direct access to the airport. The oversized double attached garage is complemented by abundant street and alley parking, making it ideal for large families and entertaining guests alike. Inside, the main level welcomes you with soaring vaulted ceilings and an open concept layout with a cozy wood-burning fireplace and gas log lighter. The spacious gourmet kitchen is truly a chef's dream, featuring upgraded appliances, generous counter space, and plenty of room for cooking and gathering with family and friends. The large primary bedroom includes a private 4-piece ensuite, while a second full bathroom conveniently serves the additional main floor bedrooms. From the kitchen, step out onto a wide, partially covered deck that spans the width of the home and includes a charming sunroom, perfect for relaxing and enjoying the outdoors in any season. The fully finished lower level offers exceptional additional living space with 3 more generously sized bedrooms, a 3-piece bathroom, laundry room, and a second expansive family room complete with another wood-burning fireplace. A powerful central air conditioning system ensures year-round comfort throughout the home. Outside, enjoy the beauty of dual fountains in the front flower garden along with a private backyard oasis featuring fruit trees, berry bushes, and a large shed and an additional enclosed outdoor storage under the deck. A fantastic opportunity like this doesn't come along every

day....now offered at an incredible value under \$650,000!!!