



GRASSROOTS
REALTY GROUP

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44 Harvest Oak Way NE
Calgary, Alberta

MLS # A2339889



\$685,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,649 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: none

RENOVATED and MOVE IN Ready! Almost everything has been replaced in this beautiful house located across a green space. NEW: Roof, Windows, Poly B Replaced, Concrete around the house, Fence, Front porch, Kitchen, Bathrooms, floors throughout, newly paint Interior, NEW Siding much more… Welcome home to your 2 storey split level with 2 storey high ceiling entry, living room and dining room with vaulted ceiling and is open to the kitchen with shaker style cabinets, quartz countertop, trendy backsplash and large island overlooking the back yard. Informal living room has electric fireplace on shiplap wall, and a large window allowing natural light in. Main floor is completed with half bath and laundry combo. Glass staircase will lead you upstairs to the master suite with own full en-suite, and wall closet. 2 kids bedrooms are a great size and share a full bathroom. Basement is finished with large open space giving you the opportunity to design whatever you need. Mechanical room is large with plenty of room for storage. HEATED and insulated garage. MASSIVE new shed for all your storage needs. House is located close to shopping, restaurants, many parks, walking distance to pond. Easy access to Deerfoot and close to Airport. This home will check many boxes!