



GRASSROOTS
REALTY GROUP

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208 Harvest Lake Green NE
Calgary, Alberta

MLS # A2341159



\$884,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,575 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Built In Microwave in the Pantry, Irrigation System, All the Built in Storage in the Basement Storage Room, Built in Cabinetry in the Mechanical Room, Shelving Unit and Slat Boards in the Garage, TV and Wall Mount in Main Floor Living Room.

A RARE OPPORTUNITY TO EXPERIENCE THE SCALE, ELEGANCE AND COMFORT OF AN OVERSIZED BUNGALOW TRANSFORMED INTO A PRIVATE LUXURY OASIS IN THE SOUGHT AFTER COMMUNITY OF HARVEST HILLS. A refined expression of modern luxury, this extensively renovated bungalow beautifully blends sophisticated design, quality craftsmanship and thoughtful updates throughout. Soaring vaulted ceilings, expansive windows and abundant natural light create an impressive main living space, anchored by a contemporary fireplace with CUSTOM SOLUS DECOR CONCRETE SURROUND and complemented by NEW ENGINEERED HARDWOOD FLOORING. At the heart of the home is a stunning CUSTOM KITCHEN PROFESSIONALLY BUILT ON SITE IN 2024/2025, featuring fully custom cabinetry, a generous island with ample seating and a PREMIUM GE CAFE; APPLIANCE PACKAGE, including newer washer and dryer. The main-floor primary retreat continues the elevated design with CUSTOM VANITY AND CLOSET CABINETRY, a NEW SHOWER ENCLOSURE AND FIXTURES, FREESTANDING SLIPPER SOAKER TUB and beautifully coordinated PORCELAIN TILE FINISHES. The extensive renovation also includes LUX WINDOWS AND DOORS REPLACED APPROXIMATELY IN 2024/2025, NEW PATIO AND VERANDA DOORS, NEWER SOFFIT AND FASCIA, NEW LIGHTING AND DESIGNER FIXTURES FROM VISUAL COMFORT, NEW INTERIOR AND EXTERIOR PAINT, UPDATED FIREPLACE INSERTS WITH CUSTOM SOLUS DECOR SURROUNDS, A NEW PLUMBING PACKAGE and NEW WALL-TO-WALL CARPET IN THE LOWER LEVEL INSTALLED APPROXIMATELY ONE YEAR AGO. The ROOF was replaced approximately 15 years ago with DECRABOND MATERIAL,

a lightweight, stone-coated pressed-steel roofing system made from galvanized steel with a bituminous coating and stone-chip finish. Outside, the CONCRETE GARDEN BEDS were completed approximately in 2017/2018, adding character and definition to the backyard. The FURNACE AND WATER TANKS are approximately 7–10 years old. The Executors believe the POLY-B PIPING WAS REMOVED when the tankless water system was installed; however, this has not been independently verified, and buyers are encouraged to conduct their own due diligence. From the custom site-built cabinetry and premium appliance package to the luxury windows, designer lighting, porcelain tile and architectural fireplace details, every element has been thoughtfully considered. The result is a beautifully transformed home offering style, comfort and functionality in one exceptional package. DON’T MISS OUT ON THIS GREAT OPPORTUNITY. BOOK YOUR APPOINTMENT TODAY!