



GRASSROOTS
REALTY GROUP

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434 Harvest Grove Place NE
Calgary, Alberta

MLS # A2341613



\$689,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,331 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Few Trees, Garden, Landscaped, Lawn, Private		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Stone Counters, Storage, Tile Counters, Walk-In Closet(s)

Inclusions: N/A

Discover an inviting family home nestled on a peaceful cul-de-sac in the sought-after community of Harvest Hills. Offering more than 2,100 sq. ft. of developed living space, this residence combines a functional floor plan with comfortable living areas and plenty of room for the entire family. A double attached garage provides everyday convenience, while the thoughtfully planned interior creates an easy flow throughout the home. The main floor begins with a welcoming foyer and a practical mudroom featuring laundry facilities. From there, the spacious living room offers a warm and comfortable gathering space, highlighted by a cozy fireplace. The upper level is designed for both everyday living and entertaining, with a well-appointed kitchen offering generous cabinetry and plenty of preparation space. The kitchen overlooks the dining area and family room, which opens directly onto the rear deck—perfect for hosting guests, outdoor dining, or relaxing during warm summer evenings. The primary bedroom provides a private retreat, complete with a walk-in closet and a 4-piece ensuite. A second bedroom and additional 3-piece bathroom complete the upper level, offering a comfortable arrangement for family members or guests. Downstairs, the fully finished basement adds considerable versatility to the home. Featuring a large recreation area, second kitchen, two additional bedrooms, 3-piece bathroom, separate laundry, and abundant storage, this level offers numerous possibilities for guests, older children, extended family, or multi-generational living, subject to applicable municipal approvals. Harvest Hills offers an exceptional combination of convenience and community. Nearby amenities include schools, parks, pathways, shopping, dining, public transportation, Vivo Recreation Centre, and Country Hills Golf Club. Calgary International Airport is also within easy reach,

while major routes such as Deerfoot Trail and Stoney Trail provide efficient connections across the city. With its generous living space, versatile basement, convenient location, and family-friendly setting, this home presents an excellent opportunity to enjoy everything one of Calgary's established north communities has to offer.