



GRASSROOTS
REALTY GROUP

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136 Harvest Hills Drive NE
Calgary, Alberta

MLS # A2345005



\$656,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,906 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn, Other, Private, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to an exceptional family home in the heart of Harvest Hills, offering approximately 2,995 sq. ft. of beautifully finished living space across three developed levels and a rare combination of space, natural light, flexibility, and an incredible backyard. From the moment you step inside, the soaring ceilings and expansive windows create a bright, welcoming atmosphere, while the new hardwood flooring brings a fresh and elevated feel to the main level. The thoughtful floor plan offers multiple living and entertaining spaces, including a spacious living room, formal dining area, comfortable family room, and a highly desirable main-floor bedroom that is perfect for guests, a private home office, or multigenerational living. The bright kitchen is designed for everyday family life with generous workspace and storage, while oversized windows throughout the home allow natural light to pour into the principal living areas. Upstairs, the impressive primary retreat offers a private ensuite and walk-in closet, complemented by additional well-sized bedrooms that provide plenty of room for a growing family. The fully developed basement adds even more versatility with a large second family room, bar area, additional bedroom, full bathroom, and an abundance of storage, creating the perfect setting for movie nights, entertaining, guests, or teenagers looking for their own space. Step outside and discover one of the true highlights of this property—a massive, beautifully landscaped backyard surrounded by mature trees and established greenery, offering an incredible amount of outdoor space that is becoming increasingly difficult to find in Calgary. With a large deck, brick-paved patio and pathways, firepit area, storage shed, and convenient back lane access, the backyard offers endless possibilities for entertaining, gardening, children, pets, or simply relaxing in your own private outdoor

retreat. A double attached garage adds everyday convenience, while the established community of Harvest Hills is known for its mature surroundings, parks, playgrounds, walking paths, and family-friendly atmosphere. Enjoy easy access to nearby schools, shopping, restaurants, recreation, and major roadways, making daily commuting and errands effortless while still enjoying the character and space of an established neighbourhood. With nearly 3,000 sq. ft. of finished living space, a flexible main-floor bedroom, abundant natural light, new hardwood flooring, and an oversized backyard with back lane access, this is a home that offers the space and lifestyle today's families are searching for.