



GRASSROOTS
REALTY GROUP

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9 Harvest Grove Green NE
Calgary, Alberta

MLS # A2345089



\$599,000

Division:	Harvest Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,244 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Greenbelt, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Stone Counters		

Inclusions: N/A

This beautifully maintained walkout bungalow in an exclusive 18+ adult community offers refined living along a peaceful green belt, delivering privacy, natural views, and effortless comfort. The main floor features rich hardwood flooring, an elegant open concept living and dining area, and a modern kitchen with granite counters and crisp white cabinetry. The main floor offers a spacious primary suite includes a private ensuite, complemented by an additional bedroom, full bath, and main floor laundry! The bright walkout expands your living space with a large recreation room, guest bedroom, full bath, and direct access to a private patio overlooking the green space. A double attached garage provides secure parking and extra storage. The monthly HOA ensures low maintenance living with snow removal and roof maintenance included! (Some restrictions apply) Don't miss out on this rare opportunity to enjoy elevated bungalow living in a quiet, well managed community designed for comfort and convenience.