



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Harvest Oak Drive NE
Calgary, Alberta

MLS # A2348367



\$579,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,559 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s), Wood Windows		
Inclusions:	n/a		

Welcome to 28 Harvest Oak Drive NE, a spacious 5-bedroom, 3-bathroom bi-level offering a functional floorplan, a fully developed walkout basement and plenty of opportunity to make the home your own. Located in the established community of Harvest Hills, this home provides an excellent combination of space, flexibility and potential. The main level is bright and welcoming, with vaulted ceilings and plenty of natural light throughout the principal living spaces. The kitchen features an island, pantry and adjoining dining area, while the comfortable living room offers plenty of space for everyday living and entertaining. Three bedrooms are conveniently located together on the main level. The primary bedroom includes its own ensuite, while two additional bedrooms and another full bathroom complete the floor. The fully developed walkout basement adds a tremendous amount of usable living space. A large recreation and family room provides flexibility for movie nights, a games area, home gym or kids' space. Two additional bedrooms and a third full bathroom make the lower level equally well suited for teenagers, guests, a home office or extended family. Walkout access to the backyard brings in additional natural light and creates an easy connection to the outdoor space. A fenced backyard and double attached garage add to the home's everyday functionality. For buyers looking to put their own stamp on a property, the home provides an excellent canvas for future updates while already offering a practical layout and generous amount of developed living space. Set in the mature community of Harvest Hills, the property offers convenient access to schools, parks, pathways, shopping, restaurants and major roadways. With five bedrooms, three full bathrooms, three bedrooms together on the main level and a fully developed walkout basement, 28 Harvest Oak

Drive NE is a home with the space and flexibility to grow with you.