



GRASSROOTS
REALTY GROUP

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256 Harvest Glen Place NE
Calgary, Alberta

MLS # A2349078



\$619,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this well-positioned 3+1 Bedroom, 2.5 Bathroom 2 Storey home offering over 2,300 sq.ft. of developed living space in the established community of Harvest Hills. Tucked into a quiet cul-de-sac on a pie-shaped lot with no neighbours directly behind, this property offers exceptional privacy and outdoor entertaining potential. The South-facing backyard, mature landscaping, and expansive patio create one of the home's standout features. The combination of privacy, generous space, and thoughtful layout makes this a rare find in the community. Brand New Roof shingles, and sidings, freshly painted all trims and fascia to give this home a new facelift. Step inside to a bright and welcoming Main Level featuring an open Living and Formal Dining room with plenty of natural light. The Kitchen features white cabinetry, a centre island, ample counter space, and hardwood flooring that continues into the adjoining Nook. The Nook offers a comfortable space for casual meals and provides direct access to the rear deck, creating a natural flow to the backyard. A 2pc Bathroom completes the Main Level. On the Upper Level, a Large Bonus Room offers an additional gathering space for movie nights, a kids' play area, or a second Living Room. Three well-proportioned Bedrooms complete this level. The Primary Bedroom features a Walk-In Closet and private 4pc Ensuite, while two additional Bedrooms share another 4pc Bathroom, creating a practical layout for family living. The fully finished Basement adds valuable living space with Vinyl Plank flooring throughout. A large Recreation Room provides plenty of flexibility for a media area, games room, Home Gym, or additional family space, while the good-sized Bedroom offers comfortable accommodation for guests, teenagers, or a Home Office. Step outside to the South-facing backyard— one of the

property's standout features. The pie-shaped lot provides generous outdoor space with mature trees, a raised deck, and an expansive interlocking brick patio ideal for summer dining, barbecues, entertaining, and relaxation. With no neighbours directly behind and a privacy wall along the rear, the backyard offers added privacy for outdoor enjoyment. Located in the family-friendly community of Harvest Hills, this home is close to schools, parks, pathways, shopping, and community amenities including Harvest Hills Crossing and Country Hills Village. Quick access to Harvest Hills Boulevard, Country Hills Boulevard, Deerfoot Trail, and Airport Trail makes commuting around the city and toward Calgary International Airport convenient. This well-designed home combines exceptional privacy, generous living space, and outstanding outdoor entertaining potential in one of Northeast Calgary's most sought-after communities. Book your private showing today!