



GRASSROOTS
REALTY GROUP

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125 Harvest Hills Way NE
Calgary, Alberta

MLS # A2349296



\$929,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Standard Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional Cedarglen-built home in the heart of Harvest Hills. Perfectly suited for growing families or multigenerational living, this property offers a rare combination of space, functionality, and income potential. The main level features 5 bedrooms and 3 bathrooms, complemented by a spice kitchen - ideal for keeping everyday cooking separate from your main entertaining space. A fully legal 1-bedroom, 1-bathroom unit with its own separate entrance offers flexibility for extended family or a secondary income stream, making this home as practical as it is spacious. Backing directly onto a walkway, this property offers added privacy and green space right outside your door - a rare find in this sought-after community. Families will appreciate the close proximity to parks, top-rated schools, and shopping, while commuters benefit from quick access to Highway 2. Whether you're seeking room to grow, a multigenerational setup, or an income-generating opportunity, this Harvest Hills home delivers on every front.