



GRASSROOTS
REALTY GROUP

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46 Harvest Grove Green NE
Calgary, Alberta

MLS # A2349574



\$599,000

Division:	Harvest Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,121 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, No Back Landscaping		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle, Fiberglass
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, High Ceilings, Quartz Counters, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RC-2

Utilities: -

Inclusions: n/a

Welcome to this beautiful bungalow villa in a well kept and quiet complex in Harvest Hills. The spacious main floor has a vaulted ceiling, 2 bedrooms, 2 full bathrooms and main floor laundry. Enjoy updated kitchen and bathrooms upstairs, including elegant white cabinets, stone countertops and stainless steel appliances. The wood grain laminate floors through the living room and kitchen are easy to clean and look great! The kitchen has all the storage you need with many cabinets, pantry and large functional counterspace for cooking or entertaining. From your dining area, enjoy morning coffee or evening drinks on your private deck overlooking a walkway and pond instead of other homes. The primary bedroom is spacious and offers a walk-in closet and private ensuite. The main floor also has a second bedroom, or the perfect space for home office. A large fully finished basement provides unique charm with a massive sunken family room with gas fireplace and walking out onto a patio in your backyard with peaceful views of trees and the pond. Elevated above the family room is another large flex room, as well as a third bedroom and 4 piece bath. The basement also has a mechanical room with plenty of storage space, and the plumbing has been updated (no more polyB pipe). Stay cool in the summer with air conditioning, and keep your cars and toys warm in the winter thanks to the double attached garage. This lovely cul-de-sac of villas is for adults over 18, and even though it is not a condo, your lawn maintenance, snow removal, roof and fence maintenance are taken care of through the homeowner associations low fee!