



GRASSROOTS
REALTY GROUP

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650 Harvest Hills Drive NE
Calgary, Alberta

MLS # A2351092

\$575,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: cabinet in basement, shed

Welcome to this beautiful 2 storey home in the desirable community of Harvest Hills! This home is incredibly value and perfect for your family with approximately 2900 sq ft of total space, 4 bedrooms, 3.5 bathrooms, and Catholic elementary school just down the street. The main floor features an inviting living room boasting a vaulted ceiling and gas fireplace, while a large formal dining room provides plenty of space for entertaining. The bright, open kitchen with a spacious eating area and a convenient walk-through pantry connect to the garage entrance. The main-floor laundry and mudroom is complete with a side-by-side washer and dryer, sink and workspace. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with a four-piece ensuite featuring a jetted tub, plus a separate four-piece bathroom for the additional bedrooms. The basement offers even more living space with a generous recreation area, a fourth bedroom with two windows (not egress), an additional three-piece bathroom and ample storage. Enjoy the low-maintenance backyard and deck, perfect for relaxing outdoors. Additional features include a double attached garage, back lane access and a corner lot with potential for RV parking. Freshly repainted interiors and newer luxury vinyl plank flooring give the home a refreshed feel, and other updates include new siding on the front and west sides, new roof shingles in 2025 and a hot water tank replaced in 2022. Harvest Hills is a well-established north Calgary community known for its parks, scenic walking paths, playgrounds and welcoming neighbourhood atmosphere. Residents enjoy convenient access to Deerfoot Trail, major shopping centres, restaurants, public transit, recreation facilities, nearby golf courses and a driving range, as well as Calgary International Airport, making daily commutes and travel easy. Nearby schools

and recreational amenities add to the community's appeal. With its functional layout, four-bedroom design, finished basement and valuable recent updates, this Harvest Hills home offers comfortable living in a convenient location and is ready for its next chapter!