

27 Harvest Wood Link Calgary, Alberta

MLS # A2225609



\$630,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,699 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Pie Shaped Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Smart Home, Stone Counters, Vaulted Ceiling(s)		

Inclusions: Backyard Natural Gas Fire Pit; Backyard Storage; Backyard playing Set

Welcome to this beautifully maintained and thoughtfully upgraded home, ideally located near the vibrant Country Hills shopping district and the popular Cross Iron Mills Mall. With quick access to major roads and transit, this home offers both convenience and comfort in a peaceful, scenic neighborhood featuring schools, tennis courts, and beautiful green spaces. Step inside to discover a kitchen that has been tastefully upgraded with engineered marble countertops—stylish, durable, and easy to maintain. A gas line has been installed behind the stove, making it easy to upgrade to a natural gas range if desired. The family room on the main level has had its flooring professionally leveled and the old carpet replaced for a fresh, updated feel. Throughout the home, all bathroom vanities have also been upgraded with elegant marble countertops, and the interior main floor lighting fixtures have been thoughtfully replaced, giving each room of this level a warm and modern ambiance that enhances both function and aesthetics. This home also features a south-facing main floor bedroom that enjoys excellent sunlight with no obstruction from neighboring houses, thanks to the east-west orientation. On the upper floor, you'll find three generously sized bedrooms, all bright, well-ventilated, and completely unobstructed—ideal for comfortable family living. Additional updates include a hot water tank replaced in July 2019, providing peace of mind and energy efficiency. The basement is exceptionally well-laid out with a spacious, open layout—ready for future development into more living or recreational areas. The exterior is clad in durable wood siding, known for its long-lasting performance and classic charm. Set on a large lot, the home offers a strong sense of space, with a well-designed and practical layout, and a solid structure built to stand the test of time. Don't miss

this rare opportunity to own a spacious, updated home in a highly desirable location!