

1042 Harvest Hills Drive NE
Calgary, Alberta

MLS # A2256653



\$569,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,501 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions: N/A

****OPEN HOUSE this SAT, Sep 13rd at 2-4PM**** Corner Lot Home in Harvest Hills! Offering nearly 2,000 sq.ft. of total developed living space, this inviting home welcomes you through the front porch and into a bright foyer with soaring vaulted ceilings that extend into the spacious Living Room. With its “ceiling and cozy gas fireplace, this room feels open and airy, perfect for both everyday living and entertaining. The Living Room connects through a double door frame into the open Dining area and white Kitchen, designed with a practical layout, centre island and ample cabinets, and patio doors leading to the deck. Upstairs you’ll find three bedrooms, including the spacious Primary with a walk-in closet and cheater door to the 4-piece full bath. Two additional well-sized bedrooms complete this level. The basement adds to your living space with a large finished Rec Room and plenty of storage. Step outside to enjoy the fully fenced and landscaped south-east facing backyard, featuring a patio, mature trees, fire-pit, and convenient back-lane access. Additional comfort comes with central A/C and a double attached garage with a newer garage door. All of this in a prime location—steps to the bus stop and Harvest Hills Park, close to Harvest Hills Crossing and The District shopping centres, with quick access to Deerfoot Trail, Stoney Trail, Harvest Hills Boulevard, and Beddington Trail. A bright and comfortable home in a family-friendly community, ready to welcome its next owners.