

**361 Harvest Hills Court NE**  
**Calgary, Alberta**

**MLS # A2294588**



## \$939,900

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,642 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Rare 3-storey gem with rooftop deck backing onto walking path! Welcome to this stunning 2021-built home in the sought-after community of Harvest Hills, offering 3 bedrooms, 3.5 baths, and 2,642 sqft of modern, thoughtfully designed living space with exceptional contemporary finishes throughout. Step inside and be greeted by 9-foot ceilings and stylish vinyl plank flooring throughout the main level. The bright East-facing Living room with electric fireplace creates a warm, inviting atmosphere flooded with natural light. The modern gourmet Kitchen boasts quartz countertops, full-height cabinetry with soft-close features, stainless steel appliances including built-in gas cooktop, wall oven, and microwave, a breakfast bar from the centre island, and a walk-through pantry for ample storage. The adjacent Dining room provides the perfect space for family meals and entertaining. A Mudroom with built-in bench and coat hooks adds everyday convenience, and a powder room completes the main level. Custom exterior gemstone lighting adds sophisticated curb appeal and can be controlled via smartphone. On the 2nd floor, a spacious Bonus room provides the perfect space for family gatherings or entertainment. The luxurious Primary suite offers a peaceful retreat with a walk-in closet and a beautifully designed 5-piece ensuite bath featuring stylish tiled flooring, double vanity, soaker tub, separate shower, and quartz countertops. Two additional well-sized bedrooms share a 4-piece bathroom with quartz countertops. A Laundry room with closet organizer completes this level. The top floor showcases a versatile Flex space/loft (14'8" x 13'8") with wet bar and bar fridge—perfect for a home office, entertainment space, or private retreat. Step out to your covered rooftop deck, offering a serene space for relaxation and outdoor entertaining with elevated views. A

3-piece bathroom completes this level. The unfinished basement with 2 large windows, high ceiling, and rough-in bathroom offers excellent potential for future development. Step outside to the fully fenced and landscaped East-facing backyard backing directly onto a scenic walking path with convenient gate access—perfect for morning walks, jogging, or enjoying nature. The Double attached garage features a 220V electrical outlet and gas line for potential future heater. Premium features include air conditioning, tankless hot water heater, water softener, central vacuum rough-in, dual-zone furnace, HRV system, and durable Hardie Board siding. Located in family-friendly Harvest Hills, this home offers close proximity to schools, parks, playgrounds, shopping, and transit, with easy access to Country Hills Boulevard and Stoney Trail. This is a rare opportunity to own a modern 3-storey home with rooftop living in one of Calgary's most established Northwest communities!