

150 Harvest Grove Close NE
Calgary, Alberta**MLS # A2215929****\$694,900**

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,064 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home

Water: -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** TV wall bracket and TV in primary bedroom, china cabinet in dining room (one in the inset space)

Don't miss this amazing opportunity to call Harvest Hills home. This well maintained, one owner home w/2,065 sq.ft above grade is looking for a new family! As you enter the home, you are greeted by a spacious foyer and a great dining room or office space that overlooks the front porch. Open concept living utilizes every square foot with a great room style floorplan providing good flow between your living room, kitchen and dining area. The well-appointed kitchen w/stainless steel appliances has plenty of storage with beautiful oak cabinets, pantry and a large island with more cupboards offering a huge prep space that helps make entertaining easy. The eating area is surrounded by windows and a patio door that leads out to a sunny, West facing yard, backing onto a greenspace with tennis courts and a playground which makes sure you aren't looking onto another house. Step out to the large deck w/many mature trees providing good privacy…you will want to sit and relax here this summer. Big living room windows flood the space with natural light. Cozy gas fireplace with built-ins on either side makes the room a comfortable space for the family to gather. Head upstairs to find a great bonus room off the front of the home…the perfect spot for movie nights. Built-in oak desk w/full height cabinets is a great homework spot or tech area. Primary bedroom can easily accommodate your king bed & all your furniture. A 4-pc ensuite w/soaker tub and walk-in shower make this room the retreat you are looking for. Upper floor is complete with 2 additional, well sized bedrooms and 4-pc bathroom. Newer asphalt shingles and a newer high efficient furnace checks off those big ticket items. Plus no poly-b to worry about! Great location sitting on a quiet street w/easy access to schools, Deerfoot Trail and the airport not to mention the endless shopping and restaurant

opportunities. You will not be disappointed!