

## 150 Harvest Oak View NE Calgary, Alberta

**MLS # A2251498**



# \$719,900

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Harvest Hills                                 |               |                   |
| <b>Type:</b>     | Residential/House                             |               |                   |
| <b>Style:</b>    | 2 Storey                                      |               |                   |
| <b>Size:</b>     | 2,108 sq.ft.                                  | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 4                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Rectangular Lot, Treed |               |                   |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Pantry   |                   |     |

**Inclusions:** None

This is it! Welcome to this beautifully maintained two-storey home in family-friendly Harvest Hills, offering over 2,000 sq. ft. of living space plus an attached double garage. Situated on a landscaped lot with a fully fenced backyard and a covered deck, this property checks all the boxes. Step inside a bright, open layout designed for both everyday living and entertaining. The spacious kitchen features a large island, corner pantry, and plenty of cabinetry, flowing seamlessly into a dining room full of natural light that provides access to the covered deck. The inviting family room offers a stone fireplace with custom built-in shelving. Additional main-floor highlights include a flexible front living room, the laundry room, and a 2-piece bathroom. Upstairs, discover four well-sized bedrooms, each with great layouts and storage. The primary retreat boasts soaring ceilings, a walk-in closet, and a 4-piece ensuite with separate shower and soaking tub. Two additional bedrooms also feature their own walk-in closets, ideal for growing families. A second full bathroom completes this level. Nestled on a quiet street just steps from schools, parks, and pathways, this home offers a true sense of community. Easy access to major routes, shopping, and recreation makes daily living effortless, while the backyard and covered deck invite year-round enjoyment with family and friends. This Harvest Hills gem combines functional design and includes a brand new roof, gutters, and downspouts. Don't miss out, call your REALTOR® and book a showing today!