

189 Harvest Hills Way NE  
Calgary, Alberta

MLS # A2232318



\$920,000

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Harvest Hills          |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,232 sq.ft.           | Age:   | 2020 (5 yrs old) |
| Beds:     | 5                      | Baths: | 4                |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.11 Acre              |        |                  |
| Lot Feat: | Corner Lot, Level      |        |                  |

|             |  |            |     |
|-------------|--|------------|-----|
| Heating:    | High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas   | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood   | Sewer:     | -   |
| Roof:       | Asphalt Shingle  | Condo Fee: | -   |
| Basement:   | Separate/Exterior Entry, Finished, Full  | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame   | Zoning:    | R-G |
| Foundation: | Poured Concrete  | Utilities: | -   |
| Features:   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar |            |     |

**Inclusions:** TV mount in the bonus room, 2 remote controls for garage opener

Charming 2-Storey home conveniently located in a highly sought-after neighborhood. It is beautifully maintained & offers exceptional space, comfort & flexibility-perfect for growing families. The main floor is bright with an open-concept layout. It features an office/bedroom with double barn doors, just across from the full bathroom. Living room has a cozy fireplace for the cold winter nights. There's a spacious, modern kitchen with ample cabinetry, upgraded gas range, stainless steel appliances & a good size kitchen island. Store all your snacks in the walk in pantry. The dining area is overlooking the sunny deck through the sliding patio doors. This home is backing onto a walking path & green belt for added privacy. Upper level highlights expansive primary bedroom with luxurious 5-piece ensuite: stand-alone tub, separate shower, dual vanities and a walk-in closet. There are two additional well sized bedrooms. Large bonus room is ideal for a home office, kids' playroom, or media space. The upstairs main bathroom features double sinks, ideal for busy mornings. Convenient upstairs laundry room with cheater door to the ensuite. Professionally developed basement is finished by the builder with a separate side entrance. There's a wet bar with wine fridge, perfect for entertaining or extended family use. Spacious family/recreation room. Fourth bedroom & full 4-piece bathroom. This home is ideally located close to schools, parks, shopping, and walking trails. Whether you need room to grow, entertain, or work from home, this property has it all!