

**270 Harvest Creek Close NE
Calgary, Alberta****MLS # A2252818****\$599,000**

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,471 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Flo by Moen Leak Detection system, shelving, electronic door locks, smart ecobee thermostat, sump pump, radon mitigation system, water pressure reducing valve

Hello, Gorgeous! Welcome to this meticulously maintained home on a desirable corner lot in Harvest Hills, perfectly positioned to back onto a park with a walking pathway. From the moment you arrive, you'll notice the landscaped yard and inviting curb appeal, setting the tone for the care and attention poured into every inch of this property. Inside, you'll find a thoughtfully designed floor plan featuring a bright and spacious living area, a well-appointed kitchen with stainless steel appliances, and a main floor laundry room that adds convenience for busy households. The primary suite is a true retreat, complete with a large walk-in closet and a fully renovated en suite bathroom, while all bathrooms in the home have been updated with newer faucets and toilets for a fresh, modern feel. This home is a rare opportunity to enjoy peace of mind for years to come with extensive upgrades and maintenance already done for you. Significant recent investments include a full basement water mitigation system installed in 2025 with a sump pump, radon mitigation, and a transferrable lifetime warranty; a HERO reverse osmosis filtration system added in 2025; and a new insulated garage door with keypad and opener installed in 2025. A new Owens Corning roof with transferrable lifetime warranty was completed in 2024, complemented by a cedar privacy wall and pressure-treated deck added in 2022, a Flo by Moen leak detection system in 2021, and updated washer, dryer, and air conditioning system in 2020. The mechanical systems have been regularly serviced, with a new Amana furnace in 2019, a hot water tank serviced in 2023, and a water softener and pressure reducing valve installed in 2019. Even the foundation has been expertly upgraded with crack repairs, new window wells, and pressure-treated window frames. Whether you're enjoying summer evenings

on the deck, entertaining in the open main floor, or taking advantage of the do