

40 Harvest Park Road NE  
Calgary, Alberta

MLS # A2202195



**\$699,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,030 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

OPEN HOUSE SAT & SUN 2-4 PM. This meticulously maintained home offers a compelling blend of thoughtful design and practical family living. Boasting four bedrooms, three full bathrooms, and a double attached garage, this home embodies sophisticated comfort. Step inside, and be enveloped by an atmosphere of bright, open living. Vaulted ceilings soar overhead, creating a sense of expansive volume, while strategically placed, large windows bathe the interior in abundant natural light. The seamlessly integrated living and dining areas flow effortlessly, fostering a welcoming and airy ambiance. The clean, well-appointed kitchen serves as the heart of the home. Featuring pristine oak cabinetry, a generous island, and a full-size pantry, it is designed for both functionality and aesthetic appeal. The kitchen's layout provides a clear line of sight to the expansive family room, ensuring seamless interaction and effortless entertaining. Ascending to the upper level, you'll discover three generously proportioned bedrooms. The primary presents an impressive sanctuary, a true retreat from daily life. Vaulted ceilings amplify the spaciousness, while a generously proportioned walk-in closet caters to extensive wardrobes. The private ensuite bathroom elevates the experience, featuring both a stand-up shower as well as a luxurious jetted tub for ultimate relaxation. The third level presents an ideal entertainment zone, anchored by a cozy fireplace that radiates warmth and comfort. A versatile fourth bedroom, complete with its own ensuite, offers privacy and convenience, perfect for guests or multi-generational living. The unfinished basement, with its substantial windows, provides a blank canvas for personalized customization, allowing you to tailor the space to your specific needs. The west-facing backyard, a haven for outdoor enjoyment, is thoughtfully designed for entertaining. A

spacious deck and concrete patio provide ample room for gatherings, while the included shed offers convenient storage. This bright, outdoor oasis is perfect for evening relaxation and social events. Nestled on a quiet, family-friendly street, this home benefits from its proximity to community pathways and a K-9 school within walking distance. This desirable location seamlessly blends tranquility with accessibility, offering a lifestyle of comfort and convenience. This residence is a testament to thoughtful design and meticulous upkeep, offering a truly exceptional living experience.