

**201 Harvest Creek Close NE  
Calgary, Alberta**

**MLS # A2279630**

**\$585,000**



<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** bookshelf in basement, shelving unit in upstairs WIC

Welcome to this beautifully updated, spotless, 3-bedroom, 2.5-bath family home located on a corner lot in the desirable community of Harvest Hills, with the added bonus of NO sidewalks (on the side) to shovel. Offering fantastic curb appeal, the home features brand new siding, roof, soffits, fascia, and a new garage door on the double detached garage. Step inside from the front deck into a spacious foyer with abundant storage and a conveniently tucked-away main floor powder room. The contemporary open-concept layout showcases a stylish kitchen with new white cabinetry that flows seamlessly into the living room and dining area, where large south-facing windows fill the space with natural light. A sit up breakfast bar is perfect for entertaining! A french door off the dining room leads to the expansive deck and beautifully fenced, landscaped backyard, creating an incredible extension of living space perfect for summer enjoyment. Upstairs, you'll find three generously sized bedrooms with ample closet spaces, and a four piece bathroom. The fully developed basement offers even more living space with a large family recreation room, full bathroom, and laundry area. A fourth bedroom could be easily added to the large, open space. Thoughtfully upgraded throughout and truly move-in ready, this home is an exceptional and rare find in a welcoming community close to major roadways, shopping, and amenities.