# \$769,900 - 55 Harvest Grove Common Ne, Calgary

MLS® #A2205877

#### \$769,900

4 Bedroom, 5.00 Bathroom, 1,935 sqft Residential on 0.09 Acres

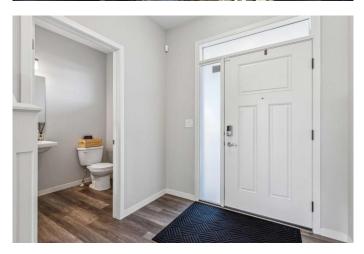
Harvest Hills, Calgary, Alberta

Welcome to this stunning and meticulously cared-for semi-detached home nestled in the heart of Harvest Hills. Boasting over 1900 sg ft above grade and an additional 700+ sq ft in the fully developed walk out basement, this property offers the perfect blend of luxury, functionality, and comfort. Step inside to a bright, open-concept main floor featuring a beautiful white kitchen with gleaming guartz countertops, modern cabinetry, and ample storage, an entertainer's dream! The spacious living and dining areas flow effortlessly onto a large south facing balcony, perfect for enjoying sunny afternoons and peaceful evenings. Upstairs, you'II find 3 generously sized bedrooms, including two with private ensuites, plus a bright and open bonus room, ideal for a home office, playroom, or second living area.

The walk out basement is fully finished with a kitchenette, spacious bedroom, separate laundry, and private entrance, offering endless possibilities, from a nanny or in-law suite to a cozy guest retreat.

Enjoy year round comfort with central air conditioning and the convenience of an attached double garage. The south facing backyard is bathed in sunlight and offers a private, low maintenance outdoor space to relax or entertain. Located on a quiet street in a sought after community, close to the airport, schools, parks, shopping, and transit, this home truly has it all. Movein ready and quick possession is possible1





Don't miss your chance to own this exceptional property in one of Calgary's most desirable neighborhoods!

Built in 2019

#### **Essential Information**

MLS® #	A2205877
Price	\$769,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,935
Acres	0.09
Year Built	2019
Туре	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## **Community Information**

55 Harvest Grove Common Ne
Harvest Hills
Calgary
Calgary
Alberta
T3K 2M6

#### Amenities

Amenities	Park, Parking, Trash
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

#### Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Stone Counters, Tankless Hot Water

Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	80
Zoning	R-G
HOA Fees	133
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office CIR Realty

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