



# 245 Harvest Hills Drive Calgary Alberta

\$768,000

Welcome to this versatile bi-level home in the highly sought-after community of Harvest Hills. This home is the perfect find, featuring a Registered LEGAL secondary suite in the walk-out basement. As you step inside, you'll be greeted by an expansive, light-filled space, featuring a soaring 9-foot vaulted ceiling that enhances the open-concept layout. The main level offers a large living and dining area, perfect for hosting family gatherings. The heart of the home is the modern kitchen, complete with upgrades including brand-new stainless-steel appliances. Step out from the kitchen to a south-facing balcony, where you can enjoy your morning coffee or unwind in the evenings with views filled with nature, including your low-maintenance backyard. The spacious primary bedroom comes with its own private ensuite bathroom and exclusive private balcony access, making it a serene retreat after a long day. The bathrooms were recently upgraded with new toilets and faucets. Two more generously sized bedrooms and a discreet, space-efficient main-floor laundry add to the functionality and style of this level. The fully developed LEGAL walk-out basement is the star of the show, offering its own separate entrance, dedicated appliances, and full kitchen. Featuring two large bedrooms and a bright, open living area, this suite is the perfect addition to the home. The double-attached garage with an upgraded garage door with clicker opening, adds to the convenience. The quiet, safe and family-friendly neighborhood offers peace of mind, along with easy access to parks, schools, bus routes, and local shopping. Whether you're looking for a family home, a turnkey investment, or a property that offers both, this house is brimming with value and potential. (id:6769)

- Kitchen 3.20 M x 2.59 M
- Bedroom 4.22 M x 3.25 M
- Furnace 3.05 M x 2.08 M
- Family room 6.38 M x 4.75 M
- Bedroom 4.22 M x 3.25 M
- 4pc Bathroom 3.05 M x 1.50 M
- Living room 4.40 M x 3.51 M
- Dining room 3.30 M x 2.84 M
- Primary Bedroom 4.40 M x 4.40 M

- Bedroom 3.12 M x 2.77 M
- Foyer 1.83 M x 1.83 M
- Other 4.01 M x 2.92 M
- Kitchen 3.33 M x 2.82 M
- Breakfast 3.33 M x 2.84 M
- 4pc Bathroom 2.49 M x 1.50 M
- Bedroom 3.94 M x 2.74 M
- 4pc Bathroom 2.49 M x 1.50 M

Listing Presented By:



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See

**Mirror**

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