



## 262 Harvest Oak Rise Calgary Alberta

\$635,000

NEW ROOF / NEW EXTERIOR / FULL REPAINT / NEW CARPETS / UPDATED FIXTURES / FULLY DEVELOPED / AIR CONDITIONING / MOVE IN READY / RV PARKING / Here is the perfect family home you have been searching for, this fully developed 3 bed / 3 bath home checks all the boxes! With fantastic curb appeal and an insulated double attached garage as well as recent landscaping this home is both updated and desirably located on a private quiet cul de sac. Welcome to 262 Harvest Oak Rise NE! Upon entry the highly functional layout boasts an ample sized kitchen with island / Stainless Steel appliances / breakfast bar for meal preparation, and for grabbing a quick bite on those busy mornings. The 3 sided fireplace creates a cozy environment that will warm the main floor kitchen / living and dining space on those cool winter days! The main floor space flows onto the large rear deck (composite decking) that adds to living space and is perfect for entertaining friends and family. Heading upstairs the master bedroom suite has the all important walk in closet and a private 4 piece bath for Mom & Dad. There are 2 more ample sized bedrooms for the kids as well as another 4 piece bath complete with a handy upstairs laundry. The fully developed basement has a full home theater setup with platform seating, wired for surround sound and a fun colour scheme! The additional basement den works as a guest bedroom if needed or as a work from home location. Recent updates in the mechanical room include a new furnace and hot water tank in 2022. The backyard is oversized, private and provides dedicated RV parking (has been used for this purpose in the past) with its large rear gate to the alley where more parking is possible. Location is key with every property, and this one does not disappoint. With its quiet street and limited traffic as well as being just a quick stroll to the K-9 school (lots of time ...

Family room 14.42 Ft x 11.67 Ft

Recreational, Games room 10.58 Ft x 8.50 Ft

Living room 14.58 Ft x 14.17 Ft

Kitchen 13.25 Ft x 10.67 Ft

Dining room 11.67 Ft x 7.33 Ft

2pc Bathroom 4.83 Ft x 3.33 Ft

4pc Bathroom 8.00 Ft x 5.33 Ft

Other 5.67 Ft x 5.25 Ft

Bedroom 12.00 Ft x 11.00 Ft

Bedroom 12.17 Ft x 9.33 Ft

4pc Bathroom 8.25 Ft x 4.83 Ft

Laundry room 5.75 Ft x 5.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
2% Realty

<http://www.yournexthomeyc.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Bedroom 13.42 Ft x 13.33 Ft