



## 442 Harvest Hills Drive Calgary Alberta

\$624,900

An IMMACULATE home in family-focused Harvest Hills is MOVE-IN-READY for you from the ORIGINAL OWNER! Has your family been waiting for that special home that only comes around once in awhile (which is forever in this crazy market)? You will feel welcome in this home when you step inside with the VAULTED CEILINGS, large entry foyer, and immediately notice the obvious PRIDE OF OWNERSHIP. Imagine deep conversations with your closest circle, or movie nights with your family in the spacious living room. Entertaining guests can continue into kitchen featuring newer STAINLESS STEEL APPLIANCES (2021), where 2 chefs can work side by side with ease, and you can continue to connect with friends and family over the QUARTZ COUNTERS (incl all 3 bathrooms in 2022) on the breakfast bar. When your exquisite chef's creation is ready, all your loved ones can gather in the adjacent dining room that comfortably seats up to 8. The snow on the ground may be dampening your mood lately, but envision warm summer days, walking onto your 2-TIER COMPOSITE DECK and soaking in the sunlight all afternoon and well into the evening in your WEST BACKYARD. If you get too hot, quickly pop back into your home to enjoy a blast of cold CENTRAL A/C (2022)! Your kids and/or fur-kids can create new adventures in their FULLY FENCED and LANDSCAPED backyard and you can cozy up well into the night beside your OUTDOOR FIREPLACE or head out to NOSE HILL PARK (11 mins) with it's walking/biking paths, as well as OFF LEASH DOG PARK (6 mins). Life can get quite busy, especially with a growing family, that's why the convenience of having 3 FULL BATHROOMS can help to eliminate waiting and manage much more efficiently. Have some friends over to watch the big game, or a video game marathon privately in the basement without disturbing others upstairs. The lower level rec room is HUGE, you can easily add a workout or hobby ...

Laundry room 10.67 Ft x 10.33 Ft  
Family room 26.00 Ft x 17.50 Ft  
Bedroom 14.17 Ft x 11.50 Ft  
4pc Bathroom 13.00 Ft x 5.00 Ft  
Other 10.33 Ft x 5.00 Ft

Kitchen 11.33 Ft x 9.50 Ft  
Primary Bedroom 13.50 Ft x 12.33 Ft  
Bedroom 12.17 Ft x 11.00 Ft  
Bedroom 10.00 Ft x 8.67 Ft  
4pc Bathroom 8.67 Ft x 5.00 Ft

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

Listing Presented By:



Originally Listed by:  
REAL BROKER

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



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 15.17 Ft x 11.83 Ft

4pc Bathroom 7.67 Ft x 5.00 Ft

Dining room 13.17 Ft x 8.67 Ft