



## 245 Harvest Hills Drive Calgary Alberta

\$699,900

A spacious 5-bedroom, 3-bathroom bi-level home in the family-friendly community of Harvest Hills. With a brand NEW ROOF and a registered LEGAL suite in the WALKOUT basement, this home offers excellent potential for family living and investment opportunities. The entrance features a 9' vaulted ceiling and hardwood flooring leading into a bright open living room, perfect for relaxing or entertaining. The dining area is next to the living room, providing ample space for family meals. The kitchen has stainless steel appliances and plenty of storage and counter space. Adjacent to the kitchen is a cozy breakfast nook for casual dining. From here, you can easily step into the backyard, which boasts a well-maintained deck with modern glass railing—an ideal space to enjoy your south-facing backyard and soak in the sunlight year-round. The washer and dryer are cleverly hidden near the kitchen for convenience and a tidy appearance. The main floor also includes THREE spacious bedrooms and TWO full bathrooms. The master bedroom features an ensuite bathroom and direct access to the backyard, offering a peaceful outdoor retreat. The other two bedrooms are generously sized, making them perfect for family or guests. The WALKOUT basement is fully developed with high ceilings and large windows the space feels bright and open. It includes a registered LEGAL suite, offering a separate living space with two large bedrooms, a living room, a dining area, a full kitchen, and separate laundry. This legal suite can be rented out, providing a great opportunity for extra income or independent living for extended family. The home also features a back lane for easy access and a large backyard with plenty of room for RV parking. Located just a short walk from Northern Lights School & Ascension of Our Lord School, this home is close to bus stops, parks, and walking trails. Major highways like...

Recreational, Games room 20.08 Ft x 28.58 Ft

Bedroom 11.75 Ft x 13.83 Ft

Bedroom 13.92 Ft x 10.75 Ft

4pc Bathroom 10.00 Ft x 6.75 Ft

Kitchen 12.08 Ft x 10.00 Ft

Living room 15.92 Ft x 15.67 Ft

Kitchen 10.83 Ft x 12.00 Ft

Breakfast 10.83 Ft x 5.92 Ft

Bedroom 12.75 Ft x 12.92 Ft

Bedroom 10.33 Ft x 9.17 Ft

Primary Bedroom 14.42 Ft x 17.08 Ft

4pc Bathroom 4.92 Ft x 8.08 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Dining room 13.25 Ft x 9.33 Ft

4pc Bathroom 5.00 Ft x 8.17 Ft