

\$950,000 - 63 Harvest Hills Drive Ne, Calgary

MLS® #A2117398

\$950,000

4 Bedroom, 3.00 Bathroom, 1,806 sqft

Residential on 0.18 Acres

Harvest Hills, Calgary, Alberta

In a market so deprived of inventory, here is an impossibly rare and exciting opportunity to acquire an IMMACULATELY-kept, south-facing backyard, WATERFRONT, WALKOUT BUNGALOW with an attached and heated double garage, in one of Calgary's best communities. Yes, you read that right. With well over 3150 sq. ft. of developed space, this 4 bedroom, 2.5 bathroom spectacular home packs an amazing amount of features inside; vaulted ceilings throughout and near-unlimited amounts of natural sunlight year-round thanks to the extra-large south-facing windows. You got it. Do you find yourself working lots from home in the last few years and having to work from your kitchen or dining room table? The spacious and well-illuminated bonus room by the main entrance can give you the office space, privacy, and work/personal life separation you need. Are you yearning for an open floor plan that is not set back in time 50 years? This home was designed and built for entertaining your guests and family alike without any barriers. Do you long for a little peace and quiet after a very long work day? This might be arguably the best waterfront lot in all of Harvest Hills: oversized, south-facing, walkout, pie lot, no neighbours behind, and tucked away from the main thoroughfare of traffic. Step outside onto your rear deck, pour yourself a glass, and bask in the waterfront views as far as your eyes can see. Truly, if you are looking for a BACKYARD OASIS to unplug from the stresses of life, it does not get better



than this. When you are ready to step back inside your Mediterranean-inspired home, enjoy the main floor master bedroom spa-like, 4-piece updated and upgraded ensuite. The lower level is fully equipped too and ready for entertaining: additional rooms for family or guests, a very spacious family room, built-in wet bar and dedicated pool/table tennis area, very large windows, fridge, gas fireplace, a 4-piece bath, and seamless access between your basement and the waterfront paths behind your future home. Amenities, services, and super quick access to schools, shopping, golfing, and main traffic arteries are but a very short drive away. Pull up your map, this home's location really is that great. Ask us about all the updates and upgrades in the last few years too! Hitting the market soon, reach out to your Realtor and schedule a showing ASAP!

Built in 1996

Essential Information

MLS® #	A2117398
Price	\$950,000
Sold Price	\$953,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,806
Acres	0.18
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	63 Harvest Hills Drive Ne
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Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3X4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Barbecue, Garden, Other
Lot Description	Backs on to Park/Green Space, Few Trees, Lake, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Other, Pie Shaped Lot, See Remarks, Sloped Down, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Other, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 5th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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