

\$699,900 - 134 Harvest Oak Rise Ne, Calgary

MLS® #A2122694

\$699,900

5 Bedroom, 4.00 Bathroom, 1,838 sqft
Residential on 0.08 Acres

Harvest Hills, Calgary, Alberta

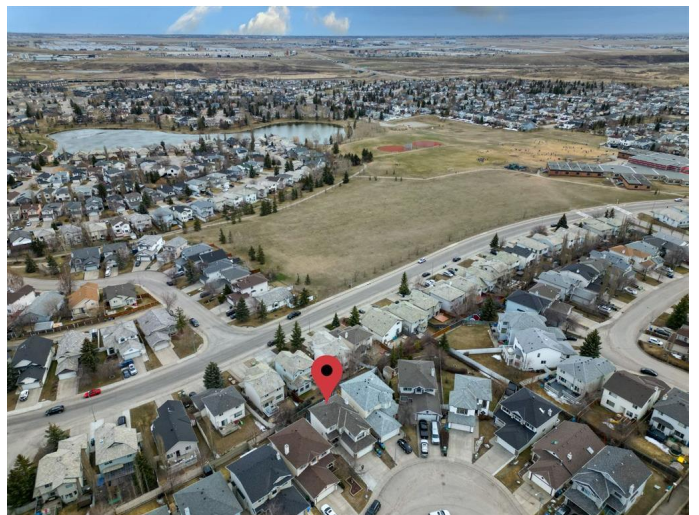
Open house on April 20 and April 21 from 12:00pm to 04:00pm, looking forward to Welcome you to this bright and cheery home nestled across from a park and playground, offering stunning views and a fully finished walkout basement Suite. Ideally situated on a quiet cul-de-sac with no thru-traffic, this residence is perfect for families seeking comfort and convenience.

Situated in a vibrant community, this home offers proximity to amenities such as a park across the street, a school nearby, and shopping just around the corner.

Spanning over 2500 sqft of developed space, this home boasts 5 spacious bedrooms, including a luxurious primary suite with a walk-in closet and 4-piece ensuite bathroom. The upper level also features a versatile bonus room flooded with natural light, ideal for relaxation or entertainment.

The main floor greets you with an inviting living room featuring a cozy fireplace, while the expansive kitchen offers ample cabinetry, a breakfast bar for additional seating, and a nook with access to the balcony overlooking breathtaking views. A convenient walk-through pantry leads to the main floor laundry room, complete with a sink, extra storage space, and garage access.

Downstairs, the fully finished walkout basement hosts 2 additional bedroom, 3-piece



bathroom, and a large living room, Kitchen with access to the lower patio and backyard. Outside, your backyard oasis awaits with a large framed garden and a two-tier deck, perfect for enjoying outdoor activities and relaxation.

The walkout basement suite currently commands a rental income of \$1500 per month, with potential for even higher returns. Meanwhile, the main floor could fetch a rental income of \$2500 monthly for investors. This means a potential cash flow of approximately \$4000 per month – a lucrative opportunity for investors seeking passive income.

Don't miss the chance to explore this versatile property. Schedule a showing today and discover the potential for substantial rental income. Contact your Real estate agent to secure your appointment. We look forward to helping you realize your real estate goals! Don't miss the opportunity to make this stunning property your new home!

Built in 1999

Essential Information

MLS® #	A2122694
Price	\$699,900
Sold Price	\$735,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,838
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	134 Harvest Oak Rise Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4T9

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Oversized, Parking Pad

Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Garburator, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Garden, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Garden, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 14th, 2024
Date Sold	April 21st, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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