

# \$534,900 - 48 Harvest Lake Villas Ne, Calgary

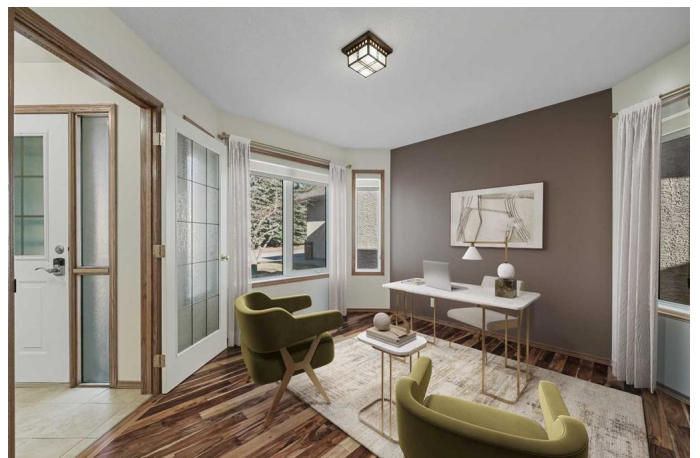
MLS® #A2211885

**\$534,900**

2 Bedroom, 3.00 Bathroom, 1,271 sqft  
Residential on 0.08 Acres

Harvest Hills, Calgary, Alberta

This is an EXCEPTIONAL HOME in a HIGHLY DESIRED & WELL-RUN COMPLEX where Homes Rarely come up for Sale! BEAUTIFUL, Fully-Finished Home with EXOTIC ACACIA Hardwood throughout most of the Main Level. BRIGHT FLEX Room off the Main Foyer is Perfect for use as a Den, Dining Room or Guest Bedroom. Open Railing in the Hallway leading to the Lovely Kitchen - GRANITE Countertops, Newer Stainless Steel Appliances, Breakfast Bar and Composite Sink. Exceptionally SPACIOUS ROOMS throughout this Home including the Living Room/Dining Room with GAS FIREPLACE and Patio Doors to the UPDATED DECK - Composite Board with Aluminum Railings - and Lower Patio. LARGE PRIMARY BEDROOM with 4 Piece ENSUITE and Huge WALK-IN CLOSET, Guest 4 Piece Bathroom and MAIN FLOOR LAUNDRY complete this Level. The Lower Level Features Upgraded IN-SLAB HEATING, a WONDERFUL FAMILY ROOM/GAMES ROOM with another GAS FIREPLACE, Great Sized Second BEDROOM with a WALK-IN CLOSET, a 3rd Full 4 Piece Bathroom PLUS Lots of Storage Space! Other Upgrades are all ALL POLY-B REPLACED, KNOCK-DOWN CEILING and UPDATED LIGHTING on the Main Floor! Furnace & Fireplaces Serviced in 2024. Very PROACTIVE BOARD - Current Work being done in Complex due to Hail Damage is VINYL FENCING, SHINGLES/GUTTER AND EAVESTROUGHS. GOOD RESERVE FUND -



there have been No Special Assessments since the sellers have lived there! Pets allowed with Board Approval. EXCELLENT LOCATION Just Steps to the LAKE and WALKING PATHS, Easy Access to Major Roadways, only Minutes to Shopping, Restaurants, Entertainment. SPECIAL HOME, GREAT COMPLEX & EXCELLENT LOCATION!!!.

Built in 1994

### **Essential Information**

MLS® #	A2211885
Price	\$534,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,271
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	48 Harvest Lake Villas Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4K5

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Other
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	10
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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