



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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1104 Harvest Hills Drive NE  
Calgary, Alberta

MLS # A2246400



\$599,000

|             |                                                                                                           |            |      |
|-------------|-----------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                                | Water:     | -    |
| Floors:     | Carpet, Linoleum                                                                                          | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                           | Condo Fee: | -    |
| Basement:   | Crawl Space, Finished, Full                                                                               | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                  | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                           | Utilities: | -    |
| Features:   | Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry |            |      |
| Inclusions: | N/A                                                                                                       |            |      |

Welcome to this lovingly cared-for home in pristine condition, offered for sale for the very first time by its original owner! Featuring a unique modified bi-level layout, this home has nearly 2,500 square feet of developed space and offers 4 bedrooms and 3 full bathrooms, making it an ideal fit for families. Upstairs, the private primary suite offers a peaceful space with a generous walk-in closet, a full ensuite, and the added convenience of upper-level laundry. On the main floor, you'll find two additional bedrooms, a second full bathroom, and a bright, open-concept living space with a cozy gas fireplace and beautiful vaulted ceilings. The kitchen and adjoining dining area offer ample room for hosting or family meals, with views that extend into the sun-soaked, south-facing backyard. Backing onto a green space, the outdoor setting is tranquil and private&mdash;perfect for summer barbecues or simply enjoying a peaceful moment. Situated on a desirable corner lot, the property enjoys extra natural light, additional yard space, and more privacy. The fully developed basement adds even more living space with a fourth bedroom, third full bathroom, and a flexible recreation or media area. Major upgrades have already been taken care of: new shingles, siding, furnace, humidifier, and hot water tank&mdash;all completed within the past year. The interior remains in its charming, original condition, presenting a fantastic opportunity for a new owner to modernize and customize to their personal taste. This is a rare chance to own a spacious, mechanically updated home in a beautiful location with endless potential. A true gem ready for its next chapter!