

63 Harvest Wood Way NE
Calgary, Alberta

MLS # A2179714



\$679,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,724 sq.ft.	Age:	1990 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Pantry		

Inclusions: none

Sorry today's (Nov 23) open house has been cancelled due to weather conditions, . Please contact me or your own realtors to view this lovely home. Welcome to your home sweet home! South facing backyard with 3+2 bedroom and 3.5 bathroom. This unbeatable location is just a short walk from lake pathways and a nearby strip mall. You'll enjoy easy access to Deerfoot Trail, and the airport is just minutes away. This spacious and functional home offers over 2,400 square feet of living space, and is bathed in natural light, thanks to its south-facing backyard, featuring 3+2 bedrooms and 3.5 bathrooms perfect for larger families. The Poly-B piping was replaced just a month ago, and the entire home has been freshly painted. in addition to that, current owner has consistently upgraded the home, including: 1) All windows have been replaced in recent years. 2) The driveway has been widened to accommodate additional parking. 3) A newer furnace, and much more. Your growing family will appreciate the abundance of space, with room for everyone to enjoy their own personal space. As you enter this newly updated home, you'll step into an enclosed formal dining room and a spacious living room. The current owner enclosed this area for personal use, but it can easily be opened back up to suit your needs. The kitchen features a pantry and an eating area, with a patio door leading to a garden-like backyard, perfect for outdoor enjoyment. Adjacent to the kitchen is a family room, along with a convenient half bath to complete the main level. Upstairs, you'll find a large master bedroom, walk-in closet with its own ensuite, plus two generously sized bedrooms and a full bathroom. The basement offers versatile living options and is ideal for teens or in-laws. It features two spacious bedrooms with large windows that let in plenty of natural light. There's also a kitchen setup

(without appliances) ready for your personal touch, and an additional 3-piece bathroom for added convenience. tank-less hot water heater is another great feature that can't be missed.