

**115 Harvest Oak Crescent NE**  
**Calgary, Alberta**

**MLS # A2192636**



**\$750,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,810 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Hot tub, Air conditioner

Upgraded flooring ! New Paint ! New Furnace and Airconditioner from 2023 ! Air conditioned ! Located in the highly desirable community of Harvest Hills, this exceptional 4-level split walkout home offers nearly 2200 sqft of beautifully finished living space and is just moments away from popular amenities like Home Depot, Canadian Tire, and Cineplex. The home features a double attached garage and is filled with natural light, thanks to its many windows. The main floor welcomes you with a spacious living room, a beautiful kitchen, and a dining area that opens to a stunning backyard view. Upstairs, the primary bedroom is a true retreat, complete with a 4-piece ensuite, while two additional bedrooms and a 4-piece bathroom provide ample space for family or guests. The first lower level is designed for comfort and convenience, featuring a cozy family room with a gas fireplace, a bedroom, a full bathroom, and a laundry area. The second lower level is a finished walkout basement, offering a versatile den, a flex room, and a convenient bar area, perfect for entertaining or creating a personalized space. This house also comes with air conditioning and the hot tub in the backyard. Also the furnace and Air condition is upgraded in 2023. This home's ideal size, prime location, and thoughtful design make it a rare find in today's market. Don't wait—contact your favorite realtor today to schedule a showing and see all this home has to offer!