

# \$699,900 - 40 Harvest Park Road Ne, Calgary

MLS® #A2202195

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,030 sqft  
Residential on 0.12 Acres

Harvest Hills, Calgary, Alberta

OPEN HOUSE SAT & SUN 2-4 PM. This meticulously maintained home offers a compelling blend of thoughtful design and practical family living. Boasting four bedrooms, three full bathrooms, and a double attached garage, this home embodies sophisticated comfort. Step inside, and be enveloped by an atmosphere of bright, open living. Vaulted ceilings soar overhead, creating a sense of expansive volume, while strategically placed, large windows bathe the interior in abundant natural light. The seamlessly integrated living and dining areas flow effortlessly, fostering a welcoming and airy ambiance. The clean, well-appointed kitchen serves as the heart of the home. Featuring pristine oak cabinetry, a generous island, and a full-size pantry, it is designed for both functionality and aesthetic appeal. The kitchen's layout provides a clear line of sight to the expansive family room, ensuring seamless interaction and effortless entertaining. Ascending to the upper level, you'll discover three generously proportioned bedrooms. The primary presents an impressive sanctuary, a true retreat from daily life. Vaulted ceilings amplify the spaciousness, while a generously proportioned walk-in closet caters to extensive wardrobes. The private ensuite bathroom elevates the experience, featuring both a stand-up shower as well as a luxurious jetted tub for ultimate relaxation. The third level presents an ideal entertainment zone, anchored by a cozy fireplace that radiates warmth and comfort. A versatile fourth



bedroom, complete with its own ensuite, offers privacy and convenience, perfect for guests or multi-generational living. The unfinished basement, with its substantial windows, provides a blank canvas for personalized customization, allowing you to tailor the space to your specific needs. The west-facing backyard, a haven for outdoor enjoyment, is thoughtfully designed for entertaining. A spacious deck and concrete patio provide ample room for gatherings, while the included shed offers convenient storage. This bright, outdoor oasis is perfect for evening relaxation and social events. Nestled on a quiet, family-friendly street, this home benefits from its proximity to community pathways and a K-9 school within walking distance. This desirable location seamlessly blends tranquility with accessibility, offering a lifestyle of comfort and convenience. This residence is a testament to thoughtful design and meticulous upkeep, offering a truly exceptional living experience.

Built in 1996

### **Essential Information**

MLS® #	A2202195
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,030
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address 40 Harvest Park Road Ne

Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K4H8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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