

55 Harvest Grove Common NE
Calgary, Alberta

MLS # A2205877



\$769,900

Division:	Harvest Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,935 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 116
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Second Dishwasher, Second Refrigerator, Second Washer & Dryer

Welcome to this stunning and meticulously cared-for semi-detached home nestled in the heart of Harvest Hills. Boasting over 1900 sq ft above grade and an additional 700+ sq ft in the fully developed walk out basement, this property offers the perfect blend of luxury, functionality, and comfort. Step inside to a bright, open-concept main floor featuring a beautiful white kitchen with gleaming quartz countertops, modern cabinetry, and ample storage, an entertainer's dream! The spacious living and dining areas flow effortlessly onto a large south facing balcony, perfect for enjoying sunny afternoons and peaceful evenings. Upstairs, you'll find 3 generously sized bedrooms, including two with private ensuites, plus a bright and open bonus room, ideal for a home office, playroom, or second living area. The walk out basement is fully finished with a kitchenette, spacious bedroom, separate laundry, and private entrance, offering endless possibilities, from a nanny or in-law suite to a cozy guest retreat. Enjoy year round comfort with central air conditioning and the convenience of an attached double garage. The south facing backyard is bathed in sunlight and offers a private, low maintenance outdoor space to relax or entertain. Located on a quiet street in a sought after community, close to the airport, schools, parks, shopping, and transit, this home truly has it all. Move in ready and quick possession is possible! Don't miss your chance to own this exceptional property in one of Calgary's most desirable neighborhoods!