

# \$649,900 - 348 Harvest Lake Drive Ne, Calgary

MLS® #A2192024

**\$649,900**

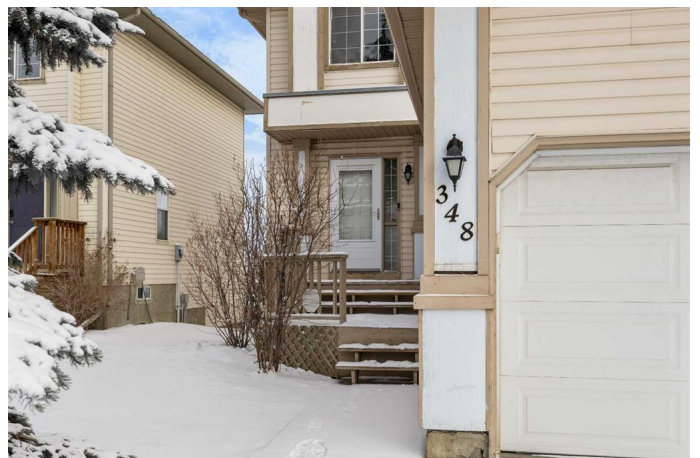
4 Bedroom, 4.00 Bathroom, 1,367 sqft  
Residential on 0.10 Acres

Harvest Hills, Calgary, Alberta

Step into this two-storey home in the sought-after community of Harvest Hills, offering 3 + 1 Bedrooms, 3.5 Bathrooms, an Attached Double Garage, and a Fully Finished Walk-Out Basement. Situated on a quiet street and featuring a New Roof (2025), No Poly B and great potential to develop a separate suite (to be legalized it with the City). Great location that backs onto Walking path and easy walk to the Park area.

The Main Level boasts an Open Floor Plan and a spacious Living Room with a Gas Fireplace. The Living Room and Dining Nook come with large windows that flood the space with natural light. The Kitchen is functional and equipped with a raised breakfast bar and ample cabinet space. A convenient half Bathroom to complete this level. Upstairs you will find 3 good-sized Bedrooms, including a generously sized Primary Bedroom with a ceiling fan, and a 3-Piece Ensuite Bath, the 2 additional Bedrooms share a 4-Piece Bathroom.

The Fully Finished Walk-Out Basement adds versatility, featuring a spacious Recreation Room bathed in natural light from large windows. There is also a Summer Kitchen to complete this space, along with an additional good-sized Bedroom, and a 3-Piece Bathroom, making it ideal for growing family or Live up Rent Down.



Located in a prime location with quick access to Deerfoot Trail, this home is near T&T Supermarket, Country Hills Shopping Centre, Harvest Hills Lake, and close to beautiful Walking Paths and a ravine. With easy access to Parks, Schools, and major routes. The house needs some TLC to make it your dream home!

Built in 1996

### **Essential Information**

MLS® #	A2192024
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,367
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	348 Harvest Lake Drive Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4N1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 5th, 2025
Days on Market	37
Zoning	R-CG

## **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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