

# \$635,000 - 196 Harvest Park Way Ne, Calgary

MLS® #A2220336

## \$635,000

3 Bedroom, 3.00 Bathroom, 1,657 sqft  
Residential on 0.13 Acres

Harvest Hills, Calgary, Alberta

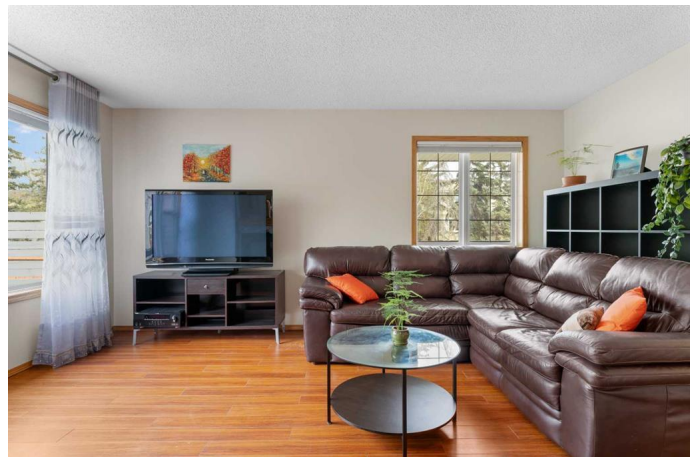
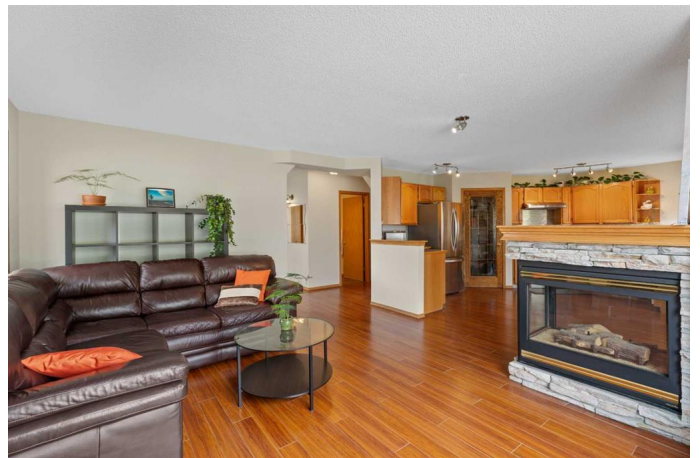
Welcome to Your Next Family Home in the Heart of Harvest Hills

Step into comfort and convenience with this beautifully maintained two-storey home, perfectly located **BACKING ONTO PEACEFUL GREEN SPACE**. Take the walking path right from your back door the to the Harvest Hills Park with outdoor rink or the K-9 School.

As you enter, you're welcomed by a warm and inviting foyer that seamlessly transitions into an open-concept kitchen, dining, and living area. This layout is designed for effortless entertaining and day-to-day living. The kitchen features generous counter and cabinet space, an updated fridge and stove, and a large walk-in pantry—perfect for storing all your cooking essentials.

Step outside to a private **WEST FACING** backyard retreat that opens onto a quiet and serene greenspace. . A large wooden deck and plenty of lawn space, it's an ideal setting for summer barbecues, playdates, or simply relaxing outdoors in total privacy. **THE CORNER LOT** offers ample parking and lots of sunlight.

Upstairs, you'll find two generously sized secondary bedrooms and a well-appointed 4-piece bathroom. The highlight of the upper level is the primary suite—a true sanctuary with **VAULTED CEILINGS**, expansive windows that flood the room with natural light, a 3-piece



ensuite, and a walk-in closet offering plenty of storage.

The developed basement adds another layer of versatility, offering ample room for a home office, gym, games area, or additional family space. Thereâ€™s also plenty of extra storage to help keep everything organized. ENJOY THE NEWER AIR CONDITIONING UNIT this summer and don't forget the NEW FURNACE as well.

Situated in the highly desirable, family-oriented community of Harvest Hills, this home places you just minutes from NOTRE DOME HIGH SCHOOL, restaurants, shopping centers, HOME DEPOT, grocery stores, and entertainment options such as LANDMARK MOVIE THEATRE. With quick access to Deerfoot Trail, commuting across the city is a breeze.

This is a rare opportunity to settle into a welcoming neighborhood where everything your family needs is within easy reach.

Don't miss your chanceâ€”schedule your private showing today and make this Harvest Hills gem your new home!

Built in 1998

**Essential Information**

MLS® #	A2220336
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,657
Acres	0.13
Year Built	1998

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	196 Harvest Park Way Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4H8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind
Roof	Cedar Shake
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 14th, 2025
Days on Market	26
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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