

## 56 Harvest Lake Crescent NE Calgary, Alberta

MLS # A2204215



# \$989,900

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,435 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Waterfront		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished, 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>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed

Welcome to 56 Harvest Lake Crescent NE — a rare opportunity to own a custom-built, lake-backing home offering 4,245 SQ FT of total living space in the heart of Harvest Hills. Pride of ownership shines throughout this beautifully maintained property, tucked away on a quiet crescent with breathtaking west-facing views of Harvest Hills Lake. From the moment you arrive, the triple car garage, mature landscaping, and timeless curb appeal set the tone for what's inside. The main floor features a bright living room with a gas fireplace, a spacious dining area, a breakfast nook, and a well-appointed kitchen with granite countertops, newer appliances including a built-in oven, a large island with breakfast bar, and access to a huge private deck and fully landscaped backyard. Upstairs, you'll find an oversized primary retreat with a walk-in closet and 4-piece ensuite with jacuzzi tub and shower, two additional bedrooms, a 5-piece bathroom with dual sinks, and a rare sun-filled west-facing bonus room complete with its own gas fireplace. This home offers two lower levels, including a walkout basement that opens directly to the backyard—ideal for a home gym, games room, or multigenerational living—and an additional unfinished level with direct access to the garage. Additional highlights include a triple car garage with in-floor heating, upgraded lighting, and a car lift (negotiable), brand new roof shingles and eavestroughs, central A/C, a water softener, and a fully landscaped yard with a large deck and storage shed. Conveniently located near schools, shopping, walking paths, transit, and major roadways including Deerfoot and Stoney Trail, this home combines functional living, excellent outdoor space, and an unbeatable lakeside location. This isn't just any property—it's a home. This is where your story begins!