

37 Harvest Glen Link NE
Calgary, Alberta

MLS # A2206389



\$749,400

Division:	Harvest Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,672 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: garage door opener and 1 remote, all window coverings, 2 x dishwasher, 2 x stove, 2 x refrigerator, 2 x microwave, 2 x washer, 2 x dryer

Well maintained home has a LEGAL 2 bedroom suite, is situated on a large corner and is move in ready. The main floor features hardwood floors, vaulted ceilings and an open plan with a large living room, dining room with bay window and a 3 piece with laundry room. The kitchen has a central island with seating, plenty of cabinets, stainless appliances and a pantry. The next level up has the primary bedroom with cheater door to the main bath and 2 good sized bedrooms. The third level has ground level access from the back yard to the legal suite with it's own full sized kitchen, living room, bedroom and 3 piece bath with laundry. The second bedroom is just down the stairs has a walk-in closet and 4 piece bath. The large back yard is fully fenced and has a large patio area. Located just across the street from a park and close to schools, transit and has great access to major thoroughfares, this home is not to be missed.