

10980 Harvest Lake Way NE  
Calgary, Alberta

MLS # A2177348



## \$429,900

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** lift in garage

Open House Sat Nov 16: 12-2.30pm. This charming villa bungalow, located in the desirable 55+ age restricted community of Harvest Lake Greens Villas, combines convenience, comfort, and style. Inside, the front entry opens to the living room, great for simply unwinding with a good book or for visits with the grandkids. The functional kitchen is equipped with stainless steel appliances, blending style and practicality for all your culinary needs. The dining area is ideally situated adjacent to the kitchen, making meal service seamless. It features hardwood flooring and a garden door that opens onto a lovely deck and green space, perfect for outdoor entertaining, or simply enjoying the fresh air. The primary bedroom is spacious and designed with a focus on comfort and practicality. It includes a private three-piece en-suite bathroom, complete with walk-in shower, adding convenience to everyday routines. Additionally, a roomy walk-in closet offers ample storage space, making it easy to stay organized. The second bedroom has easy access to another full bathroom, ensuring comfort for guests or family members. The hookups for main floor laundry complete the main floor. The partially finished basement includes a recreational room, offering additional space for relaxation or hobbies, as well as ample storage space. This home features an electric lift which was installed within the past few years and it allows for easy entry from inside the single attached garage. Other mentionable upgrades are the furnace (2021) and the deck that was redone in recent years as well. Nestled in the vibrant neighborhood of Harvest Hills, this semi-detached villa-style bungalow offers easy access to scenic pathways, is located only 2 blocks from the lake and nearby tennis courts, making it perfect for those with an active lifestyle. Conveniently close to shopping, the Vivo

recreation center, and major roads like Deerfoot Trail and Country Hills Boulevard, this home combines comfort with accessibility. This is an excellent opportunity to experience low maintenance living with an HOA (this is not a condo!) that takes care of most of the landscaping and snow removal. It offers low-maintenance living, perfect for those looking to downsize or enjoy a more relaxed lifestyle. Come check this one out for yourself!