

# \$669,900 - 246 Harvest Oak Rise Ne, Calgary

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MLS® #A2259767

**\$669,900**

3 Bedroom, 3.00 Bathroom, 2,014 sqft

Residential on 0.11 Acres

Harvest Hills, Calgary, Alberta

This meticulously maintained home is on the market for the first time. Recent exterior upgrades include new siding, shingles, and eaves (2025), plus durable metal cladding replacing all former wood.

Inside, rich hardwood flooring spans the main level. Off the entryway, a spacious formal dining room offers versatility—ideal for hosting or a home office. A tucked-away half bath sits near the entrance to the attached double garage.

The bright kitchen boasts abundant cupboard and counter space, newer stainless steel appliances, and flows into a living room with oversized windows overlooking the expansive rear deck and private, beautifully landscaped yard.

Upstairs, a generous bonus room with 2 massive sky lights and a cozy gas fireplace provides a perfect place to relax. A few steps up, you'll find two well-sized bedrooms, a full 4-piece bathroom, and convenient upper-level laundry.

The primary suite offers comfort and privacy, featuring a large walk-in closet and 4-piece ensuite with jetted soaker tub and separate shower.

The finished basement is built for fun, with a large recreation area, pool table, and dry bar—plus a rough-in for a future bathroom. Major mechanical upgrades include full Poly-B plumbing removal (2021), and new furnace and hot water tank (2020). This move-in-ready home has been thoughtfully updated and is



built for years of enjoyment.

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259767    |
| Price          | \$669,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,014       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 246 Harvest Oak Rise Ne |
| Subdivision | Harvest Hills           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K4V1                  |

**Amenities**

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                            |
| Parking        | Alley Access, Double Garage Attached, Driveway, Insulated, RV Access/Parking |
| # of Garages   | 2                                                                            |

**Interior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island                        |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                      |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other                                     |
| Lot Description   | Back Lane, Back Yard, Front<br>Many Trees |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 24                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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