



**GRASSROOTS**  
REALTY GROUP

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**240 Harvest Rose Circle NE**  
**Calgary, Alberta**

**MLS # A2232478**



**\$499,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** None - some furnishings may be available.

Welcome to your perfect beginning in the heart of Harvest Hills! This bright and inviting 3-bedroom home offers a spacious open floor plan filled with natural light—ideal for comfortable living and effortless entertaining. The main floor flows seamlessly, featuring a generous living and dining area, and a kitchen ready to inspire your inner chef. Upstairs, you'll find three well-sized bedrooms, including a serene primary retreat with its own private ensuite. Enjoy peace and privacy in the fully fenced backyard—no rear neighbours, just wide open green space to soak in the view. The unfinished basement offers endless potential to create the space of your dreams, whether that's a family rec room, home gym, or office. Located just steps from schools, shopping, and parks, this is the kind of neighborhood that feels like home the moment you arrive. Whether you're a first-time buyer, young family, or investor, this is an opportunity you won't want to miss.