



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

22 Harvest Rose Place NE
Calgary, Alberta

MLS # A2250964



\$529,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,094 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Projector and Screen, Fire Pit

Welcome to this fully developed 4-level split, perfectly situated on a LARGE pie-shaped lot on a quiet cul-de-sac, backing onto GREEN SPACE in the highly desirable community of Harvest Hills. This 3-bedroom home plus den offers plenty of space for families and has been thoughtfully designed for both comfort and function. The main level greets you with hardwood floors and vaulted ceilings that create an open, airy feel. The large master suite features a walk-in closet and convenient access to the 4-piece cheater ensuite. Two additional bedrooms, along with a full laundry room upstairs, add practicality and ease for busy households. On the lower level, you'll find a spacious family room complete with a home theatre setup, while the fourth level offers a flexible den/guest room—ideal for hobbies, working from home, or overnight visitors. Step outside to a massive backyard filled with mature trees and a large patio, perfect for entertaining, relaxing, and enjoying long summer evenings. This property is loaded with EXTRAS, including central vac, central air, a theatre projector and screen, plus peace of mind with numerous updates: shingles and eaves (2025), furnace and A/C (2024), and water heater (2020). With quick access to shopping, Calgary Airport, and just a 5-minute walk to schools, this home offers an unbeatable combination of location and lifestyle.