



**GRASSROOTS**  
REALTY GROUP

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**184 Harvest Gold Circle NE**  
**Calgary, Alberta**

**MLS # A2254830**



**\$500,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Harvest Hills  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,278 sq.ft.   | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Carport, None, Off Street                                |               |                   |
| <b>Lot Size:</b> | 0.07 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Rectangular Lot |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home         |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

This delightful home is situated in the wonderful community of Harvest Hills, an ideal neighborhood for families and first-time buyers alike. Featuring 3 bedrooms and 1.5 bathrooms, this thoughtfully designed home offers a practical layout perfect for a growing family. Upstairs, you'll find three cozy bedrooms, complemented by a finished basement for additional living space and versatility. Located just steps from schools, shopping, bike paths, and recreation facilities, everything you need is within easy reach. The home has been updated with a new roof, new siding, and new eavestroughs and downspouts, providing peace of mind and low-maintenance living. This property is currently vacant and move-in ready for immediate occupancy. Don't miss the opportunity to make this wonderful house your new home!