



**GRASSROOTS**  
REALTY GROUP

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**38 Harvest Park Circle NE**  
**Calgary, Alberta**

**MLS # A2261048**



**\$599,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** Garage Remote

From the moment you step inside, you can feel the cheerful and bright energy in this lovingly maintained home. The sun-filled foyer with soaring ceilings and an open-railed staircase overlooking from the second storey creates an immediate sense of warmth and welcome. The main level features wide vinyl-plank flooring throughout and a thoughtful open-concept design that's perfect for modern family living. A cozy gas fireplace anchors the living area, while large windows flood the home with natural light. The fantastic kitchen offers stainless steel appliances, a mosaic tile backsplash, and plenty of cabinetry and counter space, along with a well-designed sit-up island. The space flows seamlessly into the dining area—ideal for family dinners and easy access to the sunny backyard. A main-floor laundry and mudroom conveniently connect directly to the double-attached garage, making daily routines efficient and organized. A well-situated guest powder room, tucked away from the main living spaces, adds convenience and privacy. Follow the newer carpeted stairs to a spacious landing with vinyl plank flooring and spindle railings overlooking the foyer. The king-sized primary suite is bright and inviting, with two oversized paned windows, a walk-in closet, and a four-piece ensuite featuring a relaxing tub/shower combination. Two additional bedrooms—each large enough for a queen-sized bed—and another four-piece bathroom provide excellent space for kids, guests, or a home office. The fully finished lower level is bright and warm with luxurious newer carpet and an extra thick underlay—perfect for a family recreation area, play space, or future bedroom. There's also a fully developed flex room that could easily be converted into an additional bathroom. Outside, enjoy the large south-facing backyard, where a spacious deck and

gazebo create a cozy outdoor retreat for relaxing or entertaining. There's also a gravel pad with hot-tub rough-in, currently used as a gathering space around the fire pit—a perfect spot to enjoy summer evenings with friends and family. Recent exterior updates include brand-new shingles, soffits, and eavestroughs, along with freshly painted exterior trim, giving the home fantastic curb appeal. Located close to parks, schools, and major transit routes, this is a bright, cheerful, and beautifully cared-for home—ready for new memories to be made.