



GRASSROOTS
REALTY GROUP

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83 Harvest Gold Circle NE
Calgary, Alberta

MLS # A2269055



\$519,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,337 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions:	N/A
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*** 83 Harvest Gold Circle NE *** Very convenient location in Harvest Hills , easy access to Harvest Hills BV , 96AV & deerfoot TR . Close to the Calgary airport . Walk to school and the playground . Walk to shopping centres including Tim Hortons, restaurants and T&T market . This rare find walkout basement 2-storey , you will find a roomy living room at front with bay window , south facing family room with gas fireplace , new painting white kitchen cabinets , 2pc bathroom leads to the laundry room . Standard three bedrooms upstairs, the south facing master bedroom has a walk-in closet , special extra sink and cheater door to the main bathroom . Let's check the professionally developed Walk out Basement with mother in-law suite , 4th bedroom with walk-in closet and a full 4pc bathroom , big windows and separate entrance . It's absolute your mortgage helper or maybe just a full functional summer kitchen . Tons of upgrades like the freshly painted inside last week , the brand new vinyl plank flooring , new refinished kitchen cabinet doors . Perfect property for the investor or first time buyer . Won't last . Call your agent today !