



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2279717**



**\$532,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,183 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

<b>Inclusions:</b>	none
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Open House January 17th from 1-3pm. Welcome to this great starter home in the heart of Harvest Hills. Extensive recent upgrades include brand-new carpet and luxury vinyl plank flooring on the main and upper levels, a full interior repaint, fully renovated bathrooms, a major plumbing upgrade with all Poly-B replaced by PEX, a new roof (2024), and new siding (2025). The bright main floor features a spacious living room, a generous kitchen with dining area, and a convenient 2-piece powder room. Patio doors open to a sunny, south-facing backyard with a large deck&ampmdashperfect for summer BBQs and outdoor entertaining. Upstairs offers three well-sized bedrooms, including a primary with walk-in closet, and a beautifully renovated 4-piece bathroom. The partially finished basement includes a new 4-piece bathroom and laundry area. A double attached garage provides ample parking and storage. Ideally located in a well-established, family-friendly community close to parks, pathways, schools, shopping, restaurants, and transit, with quick access to Deerfoot Trail, Country Hills Boulevard, and minutes to the airport&ampmdashoffering both convenience and community living.