



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

**MLS # A2304510**



**\$589,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, See Remarks, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks		

**Inclusions:** N/A

Welcome to this beautiful and well-cared 1288sf 2-storey home. New asphalt shingles and some siding. New kitchen cabinets & quartz countertops, central quartz kitchen island, and quartz vanities all in neutral/modern colours. Over-size detached garage (Over size 24'x24'). This home is just minutes to the TNT shopping centre, Highway #2/Stoney Trail, yet it is situated on a quiet CIRCLE. A total of 5 bedrooms and 2 1/2 baths. Side entrance to the fully developed basement.