



**3102, 20 Harvest Rose Park NE
Calgary, Alberta**

MLS # A2177236



\$299,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	978 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 524
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage		

Inclusions: Key fob

Beautiful ground floor end unit with 2 bedrooms, 2 bathrooms and an expansive patio! The immaculate interior provides an inviting sanctuary with gleaming engineered wide plank hardwood floors and an optimal floor plan with the main living spaces separating the bedrooms for ultimate privacy! Culinary creativity is inspired in the kitchen featuring stainless steel appliances, white cabinetry and a raised breakfast bar on the peninsula island. Designer lighting adorns the adjacent dining room for a casually elegant entertaining space. Relaxation is encouraged in front of the gas fireplace in the living room or proceed through patio sliders to the huge covered patio and enjoy outdoor unwinding time. A gas line entices summer barbeques with friends and family. Retreat at the end of the day to the primary oasis with an updated ceiling fan and dual closets that lead to your updated and private 4-piece ensuite. A second bedroom and another 4-piece bathroom are ideally located on the other side of the unit. In-suite laundry, a storage room off the patio and heated underground parking further add to your comfort and convenience. Located in an amazing neighbourhood within walking distance to schools and numerous parks as well as every amenity is close at hand at either Country Hills Town Centre or Harvest Hills Crossing both offer a variety of shops, services, entertainment and restaurants. Such a great location for this vacant move-in ready home!