



**GRASSROOTS**  
REALTY GROUP

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**24 Harvest Grove Common NE**  
**Calgary, Alberta**

**MLS # A2194239**



**\$674,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,933 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 116
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** none

Beautifully kept two story in mint condition 2500 Sq Ft of high end developed area. Modern quality home with upgraded light fixtures. Home features warm front entry leading to a large open living room and kitchen. Lots of natural light, large kitchen with breakfast bar, good sized pantry. Spacious eating area. Upstairs we have three good size bedrooms, two with ensuite bathroom. Three bathrooms on the upper level. Master bedroom has a walk-in closet and 5-piece ensuite. There is a bonus room upstairs. Basement is fully developed with family room with an additional bedroom and a full 4-piece bathroom. That's a lot of house for any size family. Extremely well kept and maintained. Low maintenance landscape.