



GRASSROOTS
REALTY GROUP

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152 Harvest Gold Circle NE
Calgary, Alberta

MLS # A2205108



\$578,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Central Air Conditioner, 2 TV Wall Mounts, Murphy Bed in basement

Welcome to this beautiful WELL MAINTAINED, two-story home nestled in a peaceful cul-de-sac. This well-designed home, with CENTRAL AIR CONDITIONING features two spacious bedrooms plus a versatile flex room upstairs, perfect for a home office, playroom, or extra bedroom, which also leads out to an adorable front deck! The main floor boasts an open-concept layout, seamlessly connecting the living room, kitchen, and dining area—ideal for entertaining. A den on the main floor offers additional space and could be used as another bedroom. The basement is a blank slate, ready for your creative vision—whether it’s a rec room or additional living space. Basement does have a Murphy bed, which is included. The home is equipped with central air conditioning and nearly new appliances, ensuring year-round comfort. Step outside to the fenced backyard, overlooking a GREEN SPACE, where you’ll find a detached garage with a built-in, HEATED dog grooming salon—complete with running WATER, and laundry! This unique space can easily be transformed into a workshop or have other uses. Yet, there still remains space to park your car, plus store the toys and bikes! This home has had numerous upgrades over the past few years, with some new eavestrough, new hot water tank, new electrical panel, new humidifier, new roof (2024), bathrooms Reno'd, too many items to mention...must be seen. Located in a fantastic neighborhood with great neighbors, this home is within walking distance to schools, transit, and parks. Don’t miss this incredible opportunity—schedule your viewing today with your favorite Realtor!